



GROUND FLOOR 7 STAMFORD ROAD | BOWDON

£15,000 PER ANNUM

£15,000 per annum + VAT

TO LET: A ground floor office located in a prime position in the higher part of Bowdon Conservation Area. Well presented and inclusive of rates, water rates, heating and lighting.

Full details will be provided upon request.

POSTCODE: WA14 2JT

DESCRIPTION

Forming part of a parade of Victorian properties this attractive 2 storey building stands in a prominent position and is suitable for a variety of purposes.

The property has been refurbished and tastefully appointed internally and the lease includes the benefit of gas central heating, light and power supplies, rates and water rates. Details of the arrangement will be available upon request.

Within the vicinity is ample parking without restrictions.

DESCRIPTION

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Within the vicinity is ample parking without restrictions.

ACCOMMODATION

GROUND FLOOR

OFFICE/SHOWROOM

25'9" x 17'3" reducing to 16'0" (7.85 x 5.26 reducing to 4.88)

Central doorway flanked by display windows with roller shutters. Welsh slate flooring. Recessed low voltage lighting. Two radiators.

KITCHEN

6'3" x 3'0" (1.91 x 0.91)

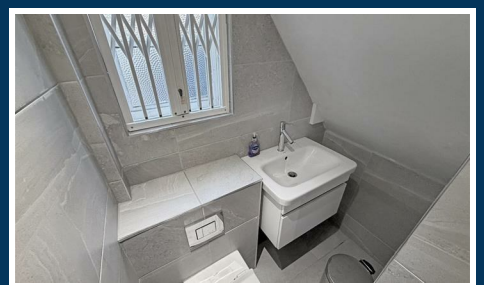
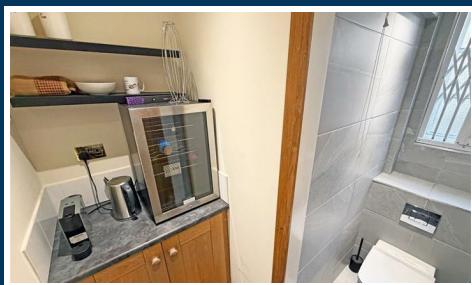
Fitted base units. Slate floor. Radiator. Access to:

WC

White low level WC and wash basin. Tiled walls. Extractor.

FLOOR AREA

The property has a gross internal floor area of approximately 482 sq ft.



LEASE TERMS

The rent is £15,000 pa subject to VAT.

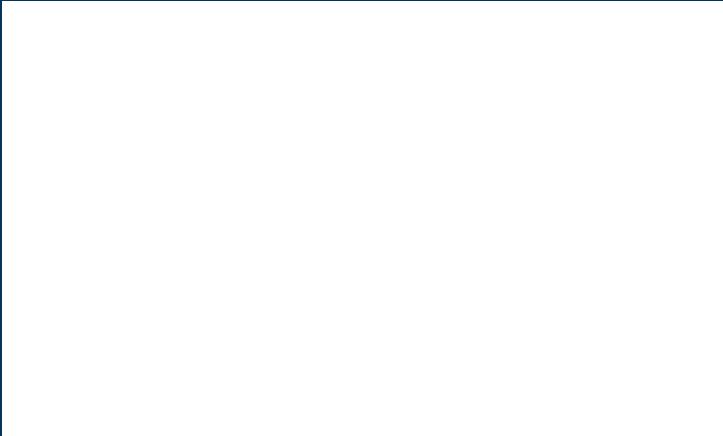
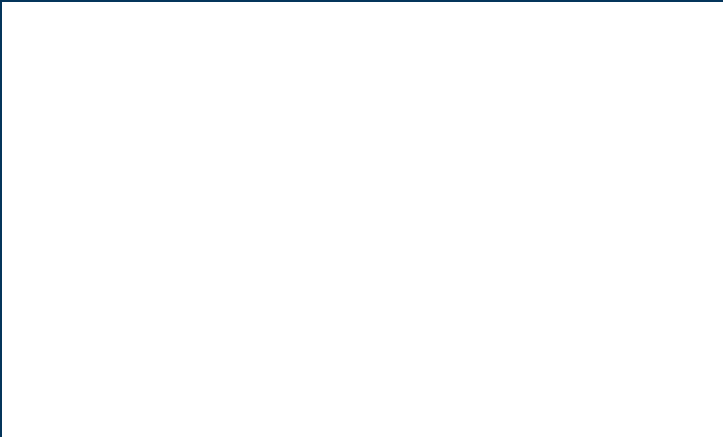
Full details will be provided by our clients Solicitor. The rent includes gas central heating, light and power supplies, rates payable and water rates. The tenant will be responsible for internal decoration.

POSSESSION

Vacant possession is available.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 44.8 SQ. METRES (482.0 SQ. FEET)



TOTAL AREA: APPROX. 44.8 SQ. METRES (482.0 SQ. FEET)

Floorplan for illustrative purposes only



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