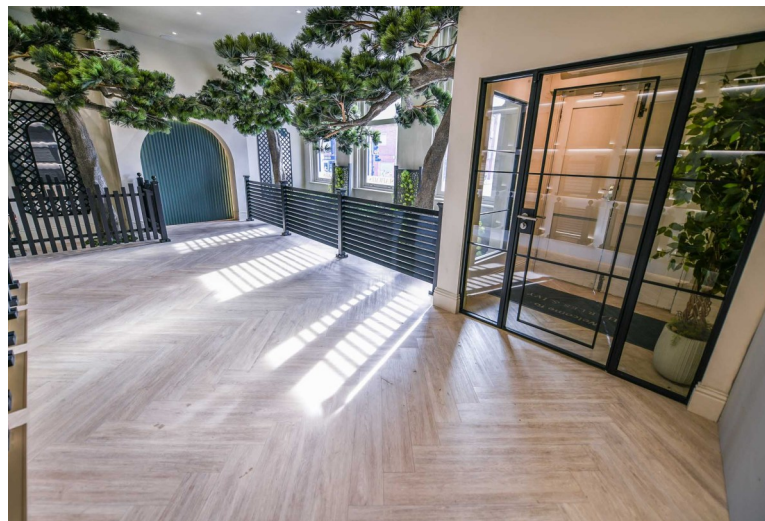




The Downs, Altrincham, WA14
Asking Price of £60,000 pa



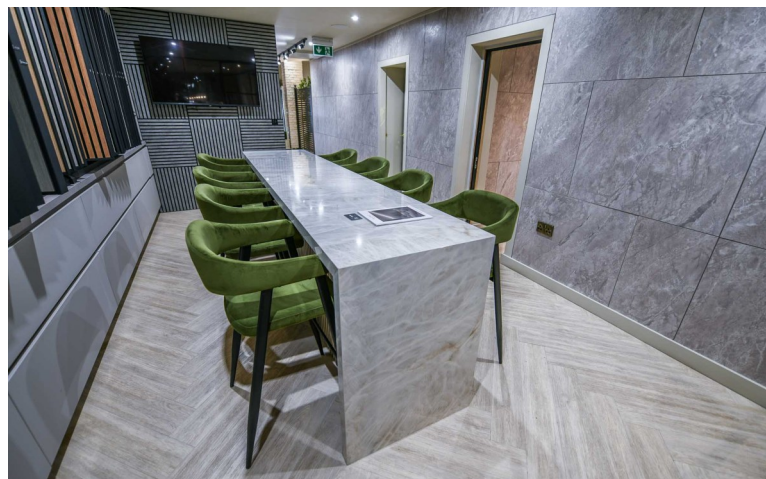
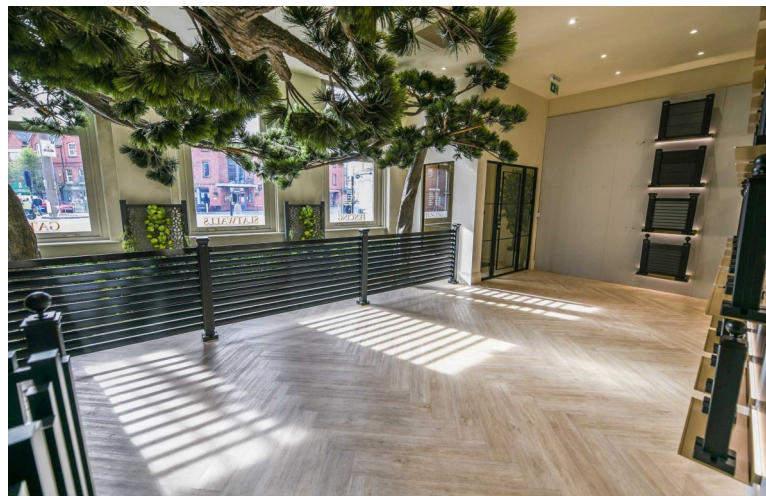
Full Description

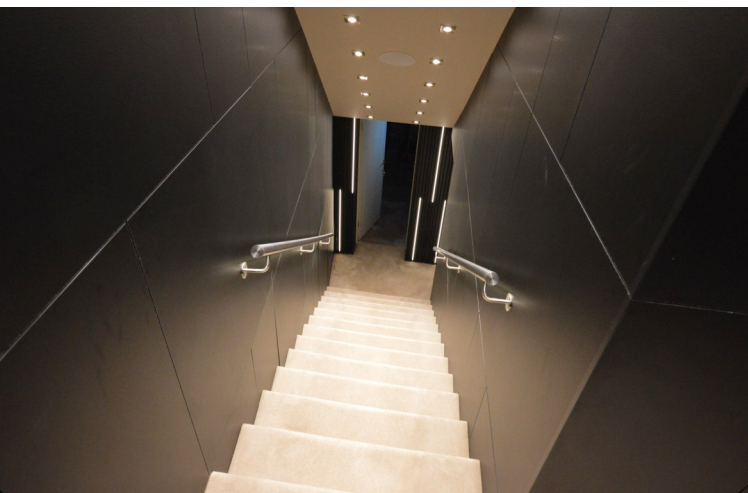
The unit offers more than 3000 square feet of office or retail space over ground floor and basement. Suitable for a wide range of businesses - in a prominent position, just five minutes walk to the Metro Link Station.

The property is entered on the ground floor via an impressive hardwood double door. This leads into a large hall with high ceilings. The external entrance doors lead to a fully glazed internal porch allowing for the main doors to be left open during trading hours. The front shop area leads to a rear retail space which is partly obscured by a partition wall, which could be removed if desired. From the middle shop one can access the basement via a concealed frameless door; one can also access the bathrooms, office one and two and three.

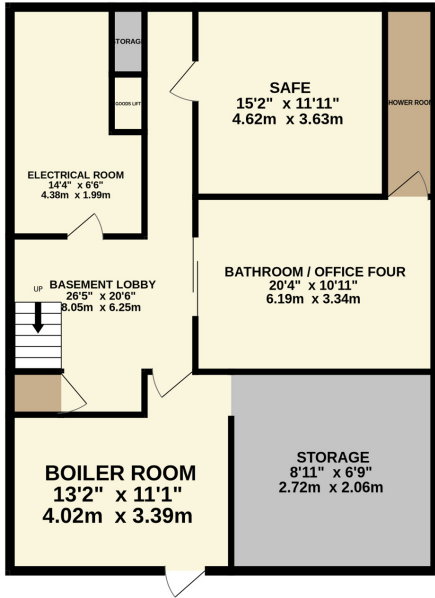
The internal layout of the property could easily be re-configured to suit the new occupant. There is a large office space to the rear of the ground floor, accessed via a glazed partition wall. Beyond is an additional office or staff kitchen, there is a rear fire escape door from the kitchen area to the rear of the property.

To the basement area is reached via a flight of stairs, there are two additional spaces here which could be used for a variety of purposes. Within the basement area is a large safe (dating back to when the building was utilised by the RBS bank). The basement has been boarded out and floored, with the rear chambers of the basement only partially converted, these rooms have been plastered and can be converted to suit the new tenant.

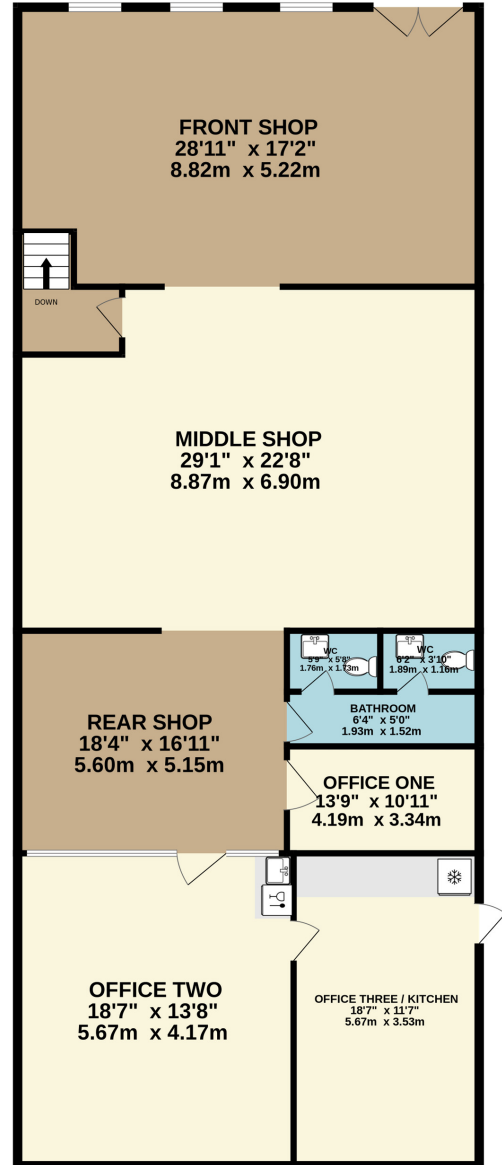




BASEMENT
941 sq.ft. (87.4 sq.m.) approx.



GROUND FLOOR
2100 sq.ft. (195.1 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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