

**223 BURNAGE LANE
BURNAGE, MANCHESTER M19 1FN
TO LET - £7,500 P.A.**



**FULLY REFURBISHED RETAIL UNIT WITH
REAR OFFICE. APPROXIMATELY 53 SQ.M
(565 SQ.FT.) PLUS KITCHEN, CLOAKS/WC
AREA. REAR YARD IDEAL FOR STORAGE.**

DESCRIPTION

Positioned in a fully occupied parade, this fully refurbished retail unit offers an excellent opportunity. The unit comprises open plan retail area with roller shutter over display window, leading through to rear office, beyond which there is a fitted kitchen and WC. To the rear of the property there is a covered yard accessed via double opening wrought iron gates.

THE ACCOMMODATION COMPRISES

ENTRANCE

Steel roller shutter security blind leading to double fronted aluminium entrance door with display windows to each side. Providing a frontage of **3.7m** leading through to

RETAIL AREA (8.6m x 4.2m)

With false ceiling with inset fluorescent strip lighting. Two central heating radiators with thermostatic control. Numerous perimeter power points. Understairs storage. Upvc obscure glazed window overlooking the rear. Rear door leading to covered yard area. With further door leading through to

OFFICE (3m x 2.9m)

With range of inset halogen down lighters. Upvc double glazed window overlooking the side of the property. Central heating radiator with thermostatic control. Water meter with further door leading through to

KITCHEN (3m x 2.5m)(maximum)

Stainless steel sink unit set into run of marble effect worktop with range of beech coloured base units below and matching wall units above. Tiled splash back. Adjacent to further work tops with matching base units below with wall mounted combi boiler. Upvc double window overlooking the rear exit. Central heating radiator with thermostatic controls. Central ceiling light. Fully tiled floor with further door leading through to

WC/CLOAKS AREA

Cloaks area with central heating radiator with Upvc double glazed window overlooking the side of the property. Central ceiling light. Further door leading through to WC. With wash hand basin. Fully tiled walls and floor. With Upvc double glazed window overlooking the rear.

OUTSIDE TO THE REAR

Small rear yard which is accessed either via rear door from retail area or from kitchen area or right of way running to the rear of the parade which is accessed via a double opening wrought iron gate. Leading to covered yard area. Ideal for storage.

OUTSIDE TO THE FRONT

To the front of the property there is a small apron allowing for external displays.

RATEABLE VALUE

(Vendor pls confirm)

RATES PAYABLE

(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

