

I confirm that those items mentioned in these sales particulars are to be included within the sale and I hereby authorise and approve the contents of the sales particulars.

Signed: ..... Date:  
.....

**20 CROSS STREET  
SALE  
CHESHIRE M33 7AE  
FOR SALE - £215,000**



**FOUR STOREY RETAIL AND OFFICE  
BUILDING PROVIDING APPROXIMATELY  
(186 SQ.M) 2000 SQ.FT.**

## ENTRANCE

Aluminium glazed entrance door with display window to the side providing a frontage of **4.2m** leading through to

## RETAIL AREA 1 (9.2m x 5.1m)

Currently partitioned creating two therapy rooms plus reception area. With "Lime Wash" effect laminate flooring. False ceiling with inset fluorescent strip ceiling lights. Numerous perimeter power points. Telephone point. Central heating radiator. Wall mounted alarm control panel. Wall mounted fire alarm control panel. Staircase leading to first floor accommodation. Staircase leading to lower ground floor accommodation and doorway leading through to

## REAR RETAIL AREA (7.1m x 3.7m)

Currently partitioned to create two further beauty rooms. With "Lime Wash" effect laminate flooring. Range of halogen ceiling lights. Central heating radiator. Secondary staircase leading to first floor. Fire escape.

## WC

WC with wall mounted wash hand basin.

## FIRST FLOOR ACCOMMODATION

With staircase from the ground floor retail area leading to inner hallway with central heating radiator. Range of halogen ceiling lights and doors providing access to

## ROOM 1 (4.9m x 3m)

With window overlooking the front of the property. Central heating radiator. Numerous power points. Telephone points. Network points. Range of halogen ceiling lights.

## ROOM 2 (5.1m x 3.9m)(maximum)

With window overlooking the rear of the property. Central heating radiator. Range of fluorescent strip ceiling lights. Numerous power points. Telephone points. Door providing access to

## SECONDARY INNER HALLWAY

Range of halogen ceiling lights. Central heating radiator. Windows overlooking the side of the property. Secondary staircase leading down to the ground floor retail area 2. With doors providing access to

## ROOM 3 (2.1m x 1.8m)

Numerous power points. Telephone point. Halogen ceiling lights.

## KITCHEN

Comprising stainless steel sink unit set into run of beech effect worktop with range of white fronted base and drawer units below and matching wall units above. Part tiled walls. Wall mounted boiler. Windows overlooking the rear and side of the property. Power points.

## SECOND FLOOR ACCOMMODATION

With staircase from first floor landing with door providing access to

## ROOM 4 (7.4m x 4.2m)

With window overlooking the rear of the property. Range of fluorescent strip ceiling lights. Central heating radiators. Numerous power points. Telephone points. Network points.

## LOWER GROUND FLOOR

With staircase from ground floor retail area leading to inner hallway with doors providing access to 4 further partitioned rooms. With central heating radiators. Numerous wall uprighters and secondary staircase leading back to ground floor retail area 2.

## TREATMENT ROOM 5 (2.2m x 1.8m)

## TREATMENT ROOM 6 (1.9m x 1.6m)

## TREATMENT ROOM 7 (3.9m x 2.4m)

## TREATMENT ROOM 8 (1.9m x 1.6m)

## RATEABLE VALUE

(Vendor please confirm).

## RATES PAYABLE

(Vendor please confirm).

## VIEWING

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

## LOCATION

