

**117 EGERTON ROAD SOUTH  
CHORLTON  
MANCHESTER M21 0XN  
TO LET - £8,000 P.A.**



**DOUBLE FRONTED RETAIL UNIT WITH  
REAR OFFICE PROVIDING 48.4 SQ.M (521  
SQ.FT.) PLUS KITCHEN/STAFFROOM & WC.**

**DESCRIPTION**

Situated within a fully occupied parade on the edge of Chorlton Town Centre, within a mainly residential area. This double fronted retail unit offers approximately 48.5 sq.m (521 sq.ft.) plus kitchen/staffroom. To

the front of the unit there is hardstanding providing an area for external displays or parking with a yard positioned to the rear. Also due for completion in August is the new Metro link station, which is only 1 minutes walk away.

### ENTRANCE

Double opening wooden entrance doors with display windows to each side leading through to

### RETAIL AREA (7.9m x 4.1m)

With two display windows overlooking the front of the property. Numerous perimeter central heating radiators. Numerous power points. Range of ceiling lights. Doorway leading through to vestibule with door providing under stairs storage and further doors providing access to

### RETAIL AREA 2/OFFICE (4m x 4m)

With Upvc double glazed window overlooking the rear with central heating radiator positioned below. Fluorescent strip ceiling light. Numerous perimeter power points.

### KITCHEN/STAFFROOM (4.1m x 2.8m)(maximum)

With stainless steel sink unit set into run of marble effect worktop with beech fronted base units below. Adjacent matching worktop with matching base units and wall units above. Fluorescent strip ceiling light. Numerous power points. Door providing access to

### WC

WC with wall mounted wash hand basin. Ceiling light. Upvc obscure glazed window overlooking the rear.

### OUTSIDE TO THE FRONT

To the front of the property there is tarmaced hard standing providing an area for external display or parking. Please note that on street parking is available. To the rear of the property there is a shared yard for storage of bins etc, which is accessed via right of way to the side of the building through wrought iron double opening gates.

### 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

### LOCATION

