

**11 NORTHENDEN ROAD  
SALE  
CHESHIRE M33 2EH  
TO LET - £14,000 P.A.**

**AWAITING PHOTOGRAPH**

**PROMINENT RETAIL UNIT IN THE TOWN  
CENTRE PROVIDING 61.5 SQ.M (662 SQ.FT.)  
PLUS FULL HEIGHT LARGE DRY  
BASEMENTS WITH LOADING DOOR TO THE  
REAR**

## ENTRANCE

Hardwood glazed entrance door with display windows to each side with the benefit of external steel electric shutter providing a frontage of **5.2m** leading through to

## RETAIL AREA (8.3m x 5.5m)

With false ceiling with inset fluorescent strip lighting. Numerous power points. Telephone points with doorway leading through to

## KITCHEN (6.9m x 2.3m)

With stainless steel sink unit with base units below and worktop to the side. Tiled splash back with wall mounted hot water heater. Numerous power points. Fluorescent strip ceiling light. Wall mounted alarm control panel. Built in steel strong room with door providing access to staircase leading to lower ground floor.

## WC

WC with wall mounted wash hand basin with tiled splash back and hot water heater positioned above. Air extractor. Ceiling light.

## LOWER GROUND FLOOR

With return staircase from the kitchen area providing access to

## ROOM 1 (5.6m x 5.2m)(height 2.4m)

Fluorescent strip ceiling lights.

## ROOM 2 (5.6m x 3.2m)(height 2.4m)

With range of fluorescent strip ceiling lights. Wall mounted water meter. Fire exit leading to external staircase providing access for loading.

## 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

