

**128 NORTHENDEN ROAD  
SALE MOOR  
CHESHIRE M33 3HD  
TO LET - £9,000 P.A.**



**GROUND FLOOR RETAIL/A2 OFFICE WITH  
KITCHEN/STAFFROOM PLUS FIRST FLOOR  
OFFICES PROVIDING  
APPROX 82 SQ.M (883 SQ.FT.) NET**

## ENTRANCE

Double bay fronted unit with central covered porch leading to hardwood glazed entrance door. In turn leading through to

## RETAIL/A2 OFFICE (8.9m x 4.8m)(maximum)

With two full height glazed bay windows to each side of the entrance door with raised display area below with spot lights positioned above, complete with internal blinds and ornate security bars. Range of ceiling spot lights. Numerous perimeter power points. Telephone points and central heating radiators. Further Upvc glazed window overlooking the rear complete with external security bars. Cupboard housing electric meter and gas meter. Wall mounted alarm control panel. Staircase leading to first floor and further door leading through to

## KITCHEN/STAFFROOM (3m x 2.4m)

With stainless steel sink unit set onto base units with built in dishwasher to the side plus fridge freezer. Fully tiled walls. Numerous power points. Fluorescent strip ceiling light. Fire exit. Door providing access to under stairs storage. Wall mounted water meter.

## FIRST FLOOR

With staircase from the rear of the ground floor retail/office area leading to first floor landing with wall light. Loft access hatch and further doors providing access to

## OFFICE 1 (3.86m x 3.3m)

With range of ceiling spot lights. Upvc double glazed window overlooking the rear complete with internal blinds. Central heating radiator. Power points and telephone points. Currently this room is fitted out with office furniture including desk, drawers and stationery cupboards.

## OFFICE 2 (4.9m x 4m)

With Upvc double glazed window overlooking the front of the property complete with internal blinds. Range of ceiling spot lights. Numerous power points. Telephone points. Central heating radiator.

## MALE WC

With wall mounted wash hand basin with tiled splash back. Central heating radiator. Central ceiling light. Air extractor.

## FEMALE WC

With wash hand basin. Wall light. Air extractor plus Upvc obscure glazed window overlooking the rear.

## OUTSIDE

Outside to the front there is a flagged hard standing to the front of the building allowing an area for parking or external displays.

## OUTSIDE TO THE REAR

To the rear of the property, which is either accessed via a right of way or via fire exit from the kitchen there is a small yard for storage of bins etc.

## PARKING

The property is situated adjacent to a large "free" car park.

## RATEABLE VALUE

(Vendor please confirm).

## RATES PAYABLE

(Vendor please confirm).

## VIEWING

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

## LOCATION

