

**110A PARK ROAD
TIMPERLEY
CHESHIRE WA15 6TE
TO LET - £7,500 P.A.**

AWAITING PHOTOGRAPH

**RETAIL UNIT WITH REAR OFFICE/STORE
APPROX 550 SQ.FT. (51 SQ.M) PLUS
KITCHEN & WC**

THE ACCOMMODATION COMPRISES

ENTRANCE

Hardwood glazed entrance door with bay display window to the side leading through to

RETAIL AREA (7.6m x 4.4m)

With raised display area set within bay window with range of spot lights and fluorescent strip lighting above. Laminate flooring throughout. Built in counter with range of power points, telephone points. Wall mounted alarm control panel. Wall mounted alarm sensor. Cupboard housing electric meter with doorway providing access to

KITCHEN AREA

With double stainless steel sink unit set into runoff marble effect worktop with storage below. Tiled splash back. Fluorescent strip ceiling light. Numerous power points. Wall mounted alarm sensor. Laminate flooring throughout. Opening leading to vestibule ideal for storage with further door providing access to

WC

RETAIL AREA 2/WORKSHOP (4.5m x 2.25m)

With combination hardwood glazed door and window providing fire exit, with the benefit of external steel security blind. Staircase providing access to

BASEMENT

Providing an additional **18.5 sq.m** of storage.

RATEABLE VALUE

£7,300

RATES PAYABLE

£3,540.50 pa

VIEWING

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

LOCATION

