

**42 STAMFORD PARK ROAD
ALTRINCHAM
CHESHIRE WA15 9EP
TO LET - £9,500 P.A.**



**DOUBLE FRONTED CORNER RETAIL UNIT
PROVIDING APPROXIMATELY 46 SQ.M (495
SQ.FT.) WITH HARDSTANDING TO THE
FRONT FOR EXTERNAL DISPLAY OR
PARKING**

DESCRIPTION

Double fronted split level corner retail unit with tiled step leading to Upvc entrance door and in turn leading through to

FRONT RETAIL AREA (5.5m x 4.8m)

With tiled flooring throughout. Range of fluorescent strip ceiling lights. Additional halogen feature down lighters over Upvc display windows. Central heating radiator. Numerous power points. Air conditioning unit. Fitted with three work stations plus additional waiting area with built in reception desk. Built in corner cupboard with archway leading through to rear beauty rooms, kitchen and WC and steps leading to

RETAIL AREA 2 (4.5m x 4.4m)(into bay)

With Upvc double glazed window overlooking the side of the property. Central heating radiator. Fluorescent strip ceiling lights. Four work stations. Two back washes and tiled flooring throughout.

AREA 3 (3.5m x 1.2m)

Laminate flooring with range of fluorescent strip ceiling lights.

OUTSIDE TO THE FRONT

To the front and the side of the property there is a flagged area providing parking for numerous cars plus additional on street parking is available.

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

