

**60 WASHWAY ROAD
SALE, CHESHIRE M33 7RE**

TO LET - £8,500 P.A.



**DOUBLE FRONTED CORNER RETAIL UNIT
PROVIDING APPROX 60 SQ.M (650 SQ.FT.)
WITH REAR OFFICE AND KITCHEN.**

THE ACCOMMODATION COMPRISES

ENTRANCE

Aluminium glazed entrance door with Upvc windows to each side providing excellent display area leading through to

RETAIL AREA 1 (5.95m x 5.25m)

With inset halogen down lighters. Central heating radiator with thermostatic control. Upvc obscure glazed window overlooking the side of the property. Numerous power points. Telephone points. Built in shelving with cupboards below positioned to one side. Marble flooring with doorway leading through to

HALLWAY (5m x 1.95m)

With false ceiling with inset florescent strip lighting. Central heating radiator with thermostatic control. Numerous power points. Alarm sensor. Further doors providing access to

OFFICE 1 (3.7m x 3.75m)

With false ceiling with inset florescent strip lighting. Upvc double glazed window overlooking the rear of the property with the benefit of external security bars. Alarm sensor. Numerous power points. Telephone points.

WC

WC with wall mounted hot wash hand basin. Central ceiling light. Air extractor. Water meter.

KITCHEN

Stainless steel sink unit set into run of marble effect worktop with range of base units below. Numerous power points. Wall mounted combi boiler. Hardwood glazed window overlooking the rear. Florescent strip ceiling light.

STORAGE CUPBOARD

Positioned under the stairs housing electric meter and alarm control panel.

RATEABLE VALUE

£7,000

RATES PAYABLE

£3,108 p.a.

VIEWING

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

LOCATION

