



200a Wilmslow Road  
Heald Green SK8 3BH  
£27,500 P.A

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# 200a Wilmslow Road

## Heald Green SK8 3BH

£27,500 P.A

TO LET by way of a New Lease, a Single Storey Retail Outlet with car parking (would suit a variety of businesses). Approximately 1700 sq. ft.

Situated to the rear of 200 Wilmslow Road (Opulenza Bathroom Centre), this single storey brick building is ideal for a medium sized company looking to extend without having to outlay vast sums of money. Access is gained along the side of the building into a rear car park.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. Within a few miles are both the M56/M60 Motorways, Manchester Airport and other local centres. The A34 bypass is within a mile which can be accessed at either the John Lewis/Sainsbury's roundabout or at the Lakeland Centre towards Handforth.

Lease details can be found at the end of our details.

- To Let
- By Way of New Lease
- Terms to be Agreed
- Great Location
- E class use at present (Retail)
- Located on the Main Road
- Floor Area 177 sq.ft. approximately

Floor Area  
46'9" x 37' overall  
Entrance Doors, Suspended Ceiling, Inset Lighting  
Included within the floor area:  
Office 14'3" x 9'5"  
Kitchen and Toilet rooms to be incorporated

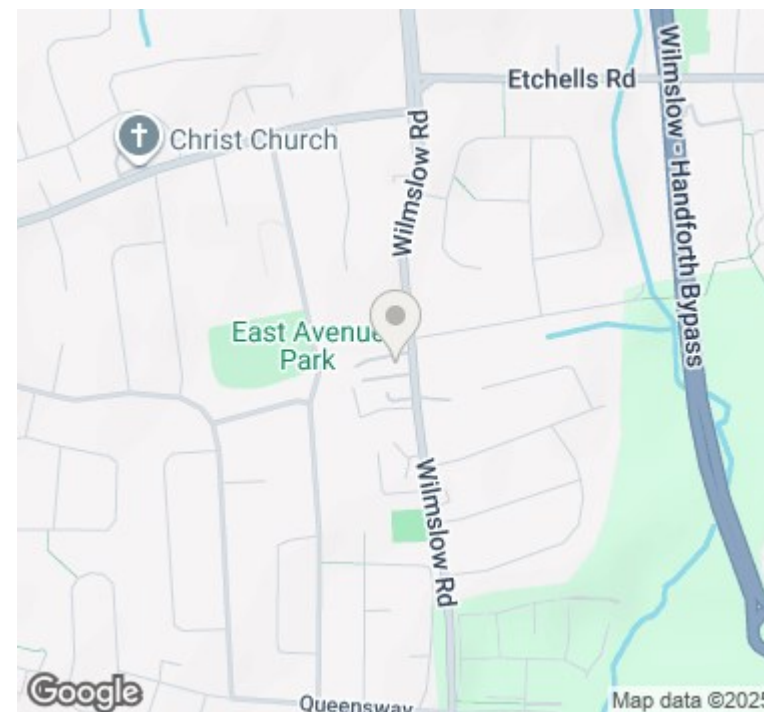
Outside  
Car Parking

Lease  
The Premises are available by way of a New Lease.  
Terms to be agreed.  
Rental £27,000 FRI.  
Business Rates to be assessed as this is part of a building.  
Each party to bear their own legal costs.

Tenure:  
Council Tax: SMBC

To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498