



# TO LET

95b Wood Lane  
Timperley  
Altrincham  
WA15 7PG



**Prominent ground floor unit with good frontage, communal parking and rear external area, suitable for a variety of uses (stp).**

- 633 sq ft ( 59 sq m) Ground floor unit
- Prominent pitch
- Open Plan
- External rear area
- Air conditioned
- Suspended ceilings
- Communal Parking
- Suitable for a variety of uses subject to planning

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

**95b Wood Lane**

**Timperley**

**Altrincham**

**WA15 7PG**



**LOCATION**

The property is situated within a parade of retail shops and offices fronting Wood Lane at its junction with Green Lane in Timperley.

**DESCRIPTION**

The property comprises a ground floor unit that is open plan with a kitchen and WC off the main area.

Externally there is a small area to the rear currently used as a communal area with the adjacent building. There is extensive communal parking to the front.

The property benefits from a suspended ceiling incorporated strip fluorescent tubes as well as an air conditioning unit. It would suit a variety of uses subject to the necessary consents being obtained.

**ACCOMMODATION**

The accommodation provides the following net internal area.

Ground Floor 633 Sq Ft (59 Sq M)

**EPC**

Available upon request.

**RATEABLE VALUE**

£8,300. The property qualifies for Small Business Rate relief for qualifying companies.

**VAT**

The property is **not** liable to VAT.

**TERMS.**

Our clients are seeking to rent the accommodation on lease terms to be agreed. A rental deposit may be required subject to financial status.

**RENT**

£12,500 per annum excl

**VIEWING**

Via the sole agents TFC on 0161 234 0777



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.