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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**55 CHAPEL LANE,
WILMSLOW, CHESHIRE SK9 5JH
FOR SALE - £640,000**



**PART INVESTMENT OPPORTUNITY
MIXED USE PROPERTY COMPRISING RETAIL UNIT
PLUS, A SELF CONTAINED 1 BED FLAT ABOVE AND
A 2 BED RESIDENTIAL PROPERTY TO THE REAR
OFFERING APPROXIMATELY 185.8 SQ.M (2,000 SQ.FT)
WITH PARKING**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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www.thomaswillmax.co.uk

GROUND FLOOR

COMMERCIAL UNIT (8.9m x 5.1m)

Recently refurbished open plan retail unit, comprising

STORE ROOM (2.6m x 2.1m)

WC

INNER REAR HALLWAY

FIRST FLOOR ACCOMMODATION

A one bedroom self-contained first floor flat accessed via a separate door located to the side of the retail unit. With the benefit of double glazed windows and comprises of lounge, kitchen, bedroom and bathroom.

GROUND FLOOR ACCOMMODATION TO THE REAR OF THE PROPERTY

Accessed via an entrance door located under the carport.

RECEPTION ROOM/OFFICE (4.6m x 3m)

With patio doors leading onto the rear garden

LOUNGE/DINING ROOM (3.8m x 3.5m plus 3.8m x 2.3m)

Split level layout with full height window overlooking the rear garden and Juliette balcony

KITCHEN (3.4m x 2.2m)

BEDROOM 1 (4.6m x 3.1m)

BEDROOM 2 (3.2m x 2.5m)

BATHROOM (3.7m x 1.9m)

Comprising of a white 3-piece suite and separate shower cubicle. Part tiled walls.

RATEABLE VALUE - £9,100 per annum

COUNCIL TAX – 55a Chapel Lane & 55b Chapel Lane – Cheshire East - Band B

ENERGY PERFORMANCE CERTIFICATE

Retail Unit – Energy Rating B – Certificate Number- 0490-0830-9142-2191-2006

55A Chapel Lane – Energy Rating F- Certificate Number -9350-2952-4290-2802-5175

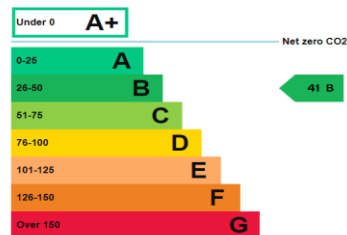
55B Chapel Lane – Energy Rating E – Certificate Number – 2332- 9829-2209-0528-1206

VIEWING

Strictly by appointment through Thomas Willmax on 0161 905 3555

Energy rating and score

This property's energy rating is B.

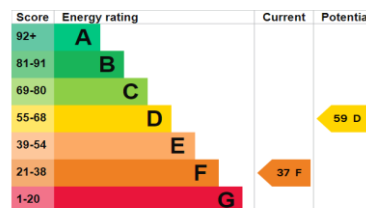


55 Chapel Lane

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

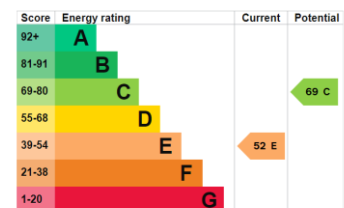


55a Chapel Lane

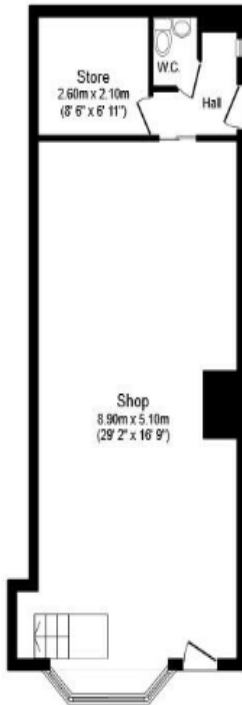
Energy rating and score

This property's energy rating is E. It has the potential to be C.

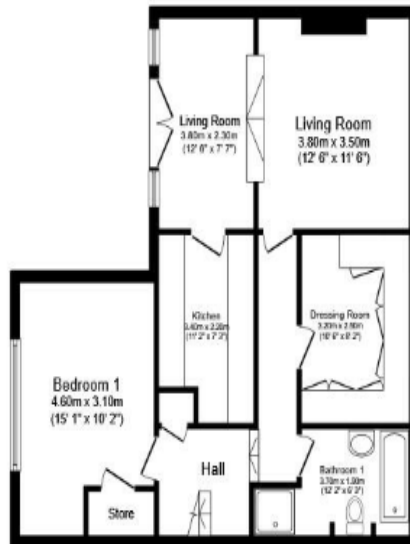
[See how to improve this property's energy efficiency.](#)



55b Chapel Lane



Ground Floor



First Floor



Flat

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

