

TO LET



# **RETAIL PREMISES – WILMSLOW TOWN CENTRE**

149.5m<sup>2</sup> (1,609 sq. ft)

55 Alderley Road Wilmslow SK9 1NZ

- Prominent position
- May suit alternative uses under Class 'E' e.g. restaurant
- Large public car parks to the rear plus parking to the front



### LOCATION

The property is situated fronting Alderley Road in the centre of Wilmslow. This is a very busy location with surrounding occupiers including Hoopers Department Store, Sainsburys, Rex Cinema, Pizza Express, Bang & Olufsen and Costa Coffee.

## **DESCRIPTION**

The property comprises a mid-terraced retail premises with accommodation over ground, first and second floors. The ground floor provides open plan accommodation benefitting from laminate flooring, plastered walls/ceilings and a full glazed shop frontage. There are kitchen and w.c. facilities to the rear. The first floor provides further retail space. The second floor provides ancillary/storage space and w.c.s.



### **ACCOMMODATION**

As measured on a net internal area basis in accordance with RICS Property Measurement 2nd edition the area is as follows:-

Ground Floor 74.98m² (807ft²)
First Floor 35.69m² (384ft²)
Second Floor 38.83m² (418ft²)
Total 149.5m² (1,609ft²)

# **LEASE**

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £45,000 per annum.

## **SERVICE CHARGE**

A service charge will be levied for maintenance of the common parts.

# **BUSINESS RATES**

The property is assessed for rating purposes at R.V. £23,500. The rates payable are £11,726.50 per annum (2023/24 - 49.1p/£).

### **EPC**

A copy of the EPC is available on request.

### VAT

All figures quoted are exclusive of but may be liable to VAT.

## **VIEWING**

By appointment with the sole agents

W T Gunson for the attention of:

# **Neale Sayle**

neale.sayle@wtgunson.co.uk

## Josh Hill

josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: Feb 2024



















These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.