

**TO LET**



## **NURSERY PREMISES – WILMSLOW TOWN CENTRE**

215.02m<sup>2</sup> (2,314 sqft)

**Faraday House  
5 Hawthorn Lane  
Wilmslow SK9 1AA**

- May suit alternative uses including clinic/offices/retail (STP)
- Prominent position, 1 min walk from Grove Street
- 5 parking spaces and outdoor area to the rear

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The property is situated on the south side of Hawthorn Lane in the centre of Wilmslow. Surrounding occupiers including Suburban Green, Waitrose, Farrow & Ball, the Post Office, and Café Nero.

## DESCRIPTION

The premises comprise the left half of a large Victorian semi-detached property. Accommodation is arranged over basement, ground, first and second floors. It is currently fitted out as a nursery and includes a playground to the rear. The ground floor provides 3 good sized rooms, as well as a kitchen and WCs. On the first floor there is a large kitchen, a classroom, and a good-sized room to the rear providing lots of natural light via Velux roof windows. The second floor provides further accommodation which has previously been used for office/storage space.

## ACCOMMODATION

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

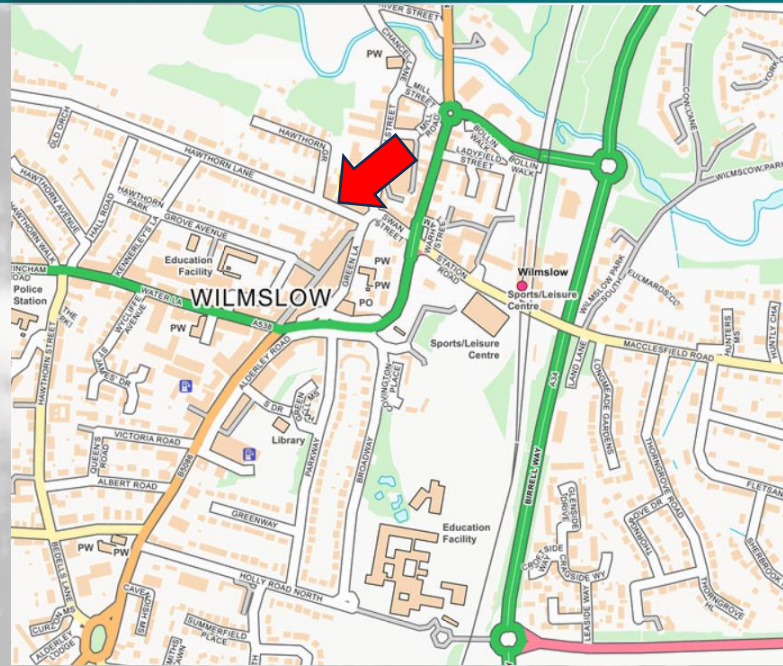
Lower basement	10.59m <sup>2</sup>	114ft
Basement	2.59m <sup>2</sup>	28ft
Ground Floor	72.05m <sup>2</sup>	775ft
First Floor	73.14m <sup>2</sup>	787ft
Second Floor	56.65m <sup>2</sup>	610ft
<b>Total</b>	<b>215.02m<sup>2</sup></b>	<b>2,314ft</b>

## 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 **£37,500 per annum**.

## BUSINESS RATES

The property is assessed for rating purposes at a rateable value of £25,750 as of April 2023. The rates payable are £12,643.25 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 joint agents WT Gunson or Williams Sillitoe.

## W T GUNSON

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