

**TO LET**



**RETAIL PREMISES - 1,194ft<sup>2</sup>**  
**(Ground Floor Retail and Basement Kitchen)**

**7 London Road  
Alderley Edge  
SK9 7JT**

- Highly Prominent Position
- 2 Car Parking spaces
- Close proximity to the Train Station as well as other restaurants, bars and retail units.

## LOCATION

The unit is located on the north end of London Road, within the affluent village of Alderley Edge. Alderley Edge Train Station, located approx. 130 yards from the unit, provided rail services to Manchester Piccadilly. Other notable occupiers in the area include, The Botanist, San Carlo and Waitrose.

## DESCRIPTION

The property comprises a ground floor retail unit with a basement kitchen and storage space. Internally, the unit is largely open plan in layout with customer seating and a bar to the front of the premises and toilets to the rear. The basement is split into two rooms, there is a large commercial fitted kitchen and a storage room.

Externally, there are two car parking spaces which are reserved for the retail unit located at the rear of the building.

The property is available immediately.

## ACCOMMODATION

As measured to Net Internal Area, the property has the following floor areas:-

Ground Floor	50.9m <sup>2</sup> / 548ft <sup>2</sup>
Basement	60.1m <sup>2</sup> / 647ft <sup>2</sup>

## LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of **£32,500 per annum exclusive**.

## BUSINESS RATES

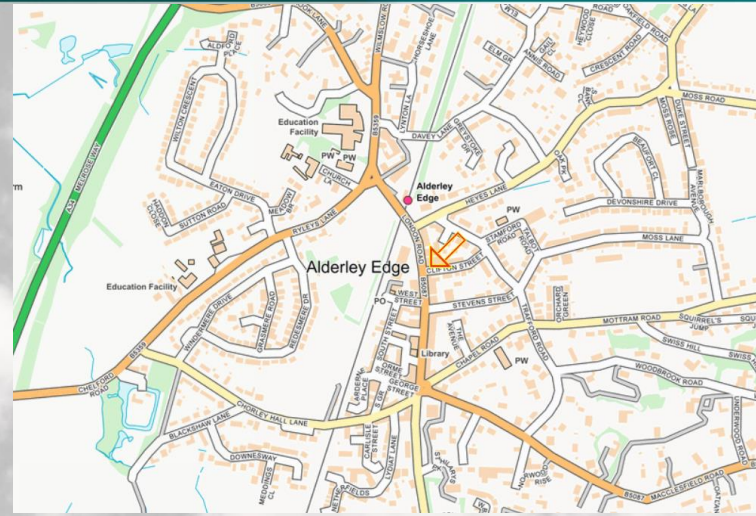
The property has a rateable value of £15,750 from April '23. Further enquiries should be made direct with the local authority.

## CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

## VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT.



## NOTE

Internal photos on this brochure contain stock, equipment and furniture that belong to the previous tenant and are therefore, not included as part of any letting.

## VIEWING

By appointment with the sole agent,

**W T Gunson** for the attention of:

Matt Styles  
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