

TO LET



RETAIL PREMISES – WILMSLOW TOWN CENTRE

149.5m² (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	74.98m ² (807ft ²)
First Floor	35.69m ² (384ft ²)
Second Floor	38.83m ² (418ft ²)
Total	149.5m ² (1,609ft ²)

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:

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