

# **55, Alderley Road, Wilmslow, Cheshire, SK9 1NZ** Prominent Retail Unit Available

# Summary

- Prominent Retail Parade
- 2 New lettings in the parade
- Ancillary accomodation on upper floors

#### Location

The premises occupy a prominent position on Alderley Road in the affluent town of Wilmslow. The unit is in close proximity to Hoopers department store and Sainsbury's. The unit is part of a parade of 10 shops which include; Joules, Wine Rack, Milkshake - Designer Childrenswear and Johnsons Dry Cleaning.

#### Accommodation

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor	77.40 sq m	833 sq ft
First Floor Ancillary	31.9 sq m	343 sq ft
Second Floor Ancillary	37.9 sq m	407 sq ft

# Tenure

The property is available on a new effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

# Rent

£38,750 per annum exclusive of rates, service charge and VAT (if applicable).

# Rates

Rates Payable (2017/2018): £14,010.75 per annum (based upon Rateable Value: £29,250 and UBR: 47.9p)

Interested parties should verify these figures with the Valuation Office.

# EPC

This property has been graded as 103 E.



# **Viewing & Further Information**

Viewing is strictly by appointment with:

#### **Richard Yendle**

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#### Ryan Kennedy

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50 metres



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