

55, Alderley Road, Wilmslow, Cheshire, SK9 1NZ

Prominent Retail Unit Available

Summary

- Prominent Retail Parade
- 2 New lettings in the parade
- Ancillary accommodation 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

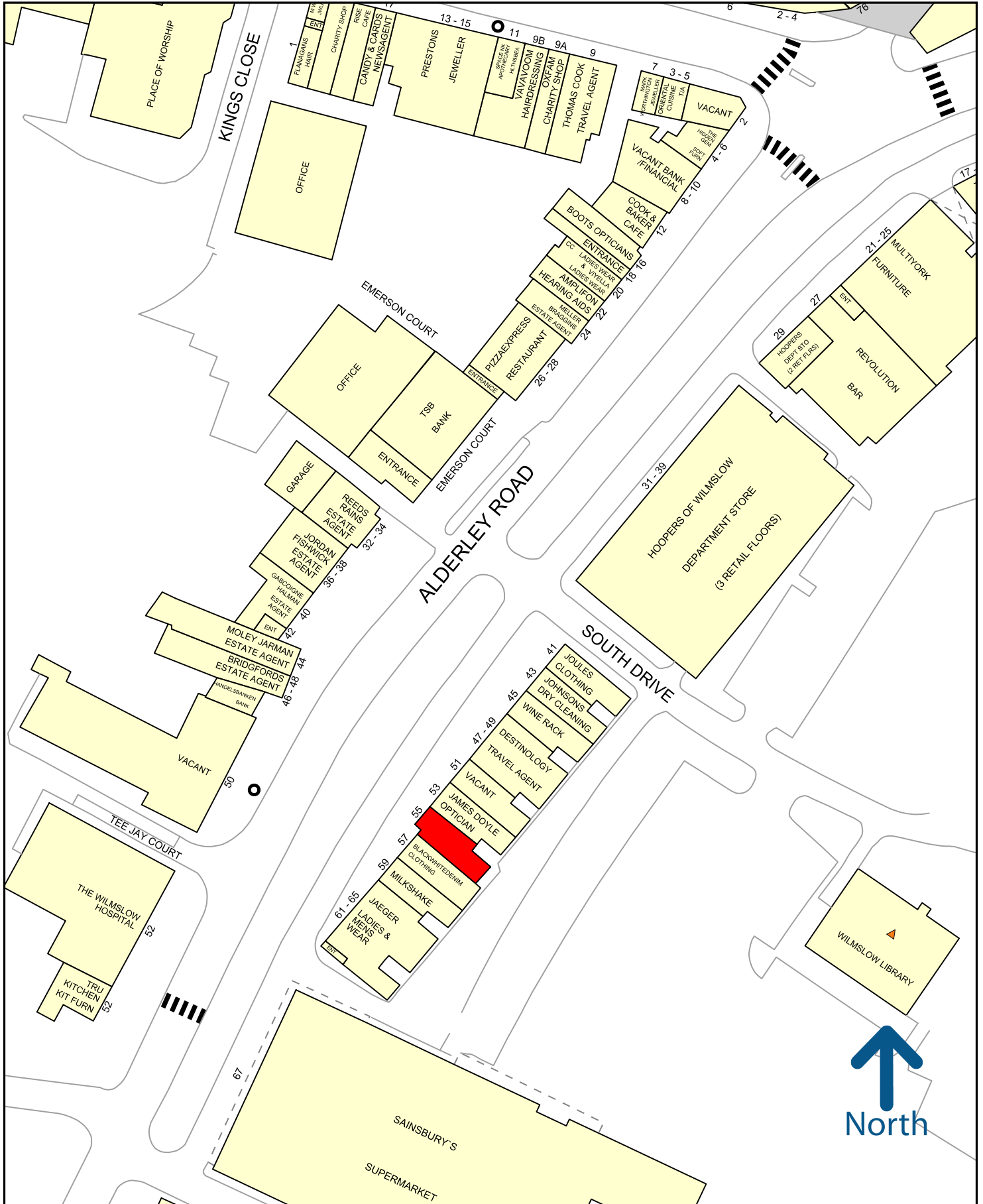
t: +44 (0)207 087 5218

e: Richard.yendle@eu.jll.com

Ryan Kennedy

t: +44 (0)207 318 7884

e: ryan.kennedy@eu.jll.com



50 metres

Experian Goad Plan Created: 15/12/2016
Created By: Jones Lang LaSalle Ltd

