

61-65, Alderley Road, Wilmslow, Cheshire, SK9 1NZ

PRIME RETAIL UNIT AVAILABLE

Summary

- Newly Reduced Rent
- Prominent Corner Position
- Double frontage

Location

The premises occupy a prominent corner 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 and a number of local occupiers.

ACCOMMODATION

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

Ground Floor Sales	238.9 sq m	2,570 sq ft
Ground Floor Ancillary	5.20 sq m	55 sq ft
First Floor Ancillary	36.59 sq m	343 sq ft
Second Floor Ancillary	37.30 sq m	401 sq ft

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rent

£70,000

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2018/2019): £40,257 per sq ft

(based upon Rateable Value: £81,000 and UBR: 49.3p)

Interested parties should verify these figures with local billing authority.

EPC

This property has been graded as 97(D).



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

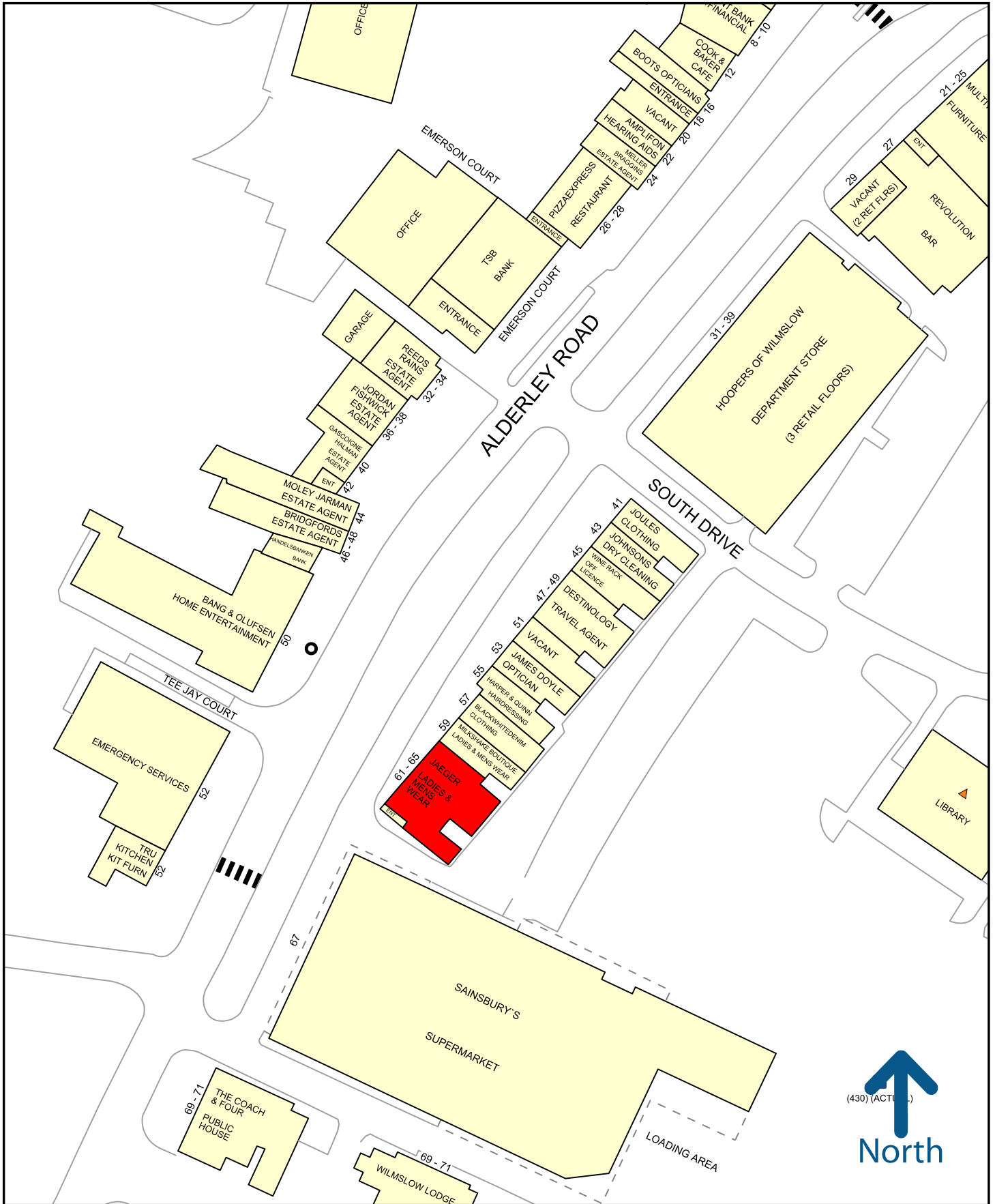
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Experian Goad Plan Created: 27/06/2017
Created By: Jones Lang LaSalle Ltd

