

31 Chapel Lane, Wilmslow, Cheshire, SK9 5HW



“Attractive office building with parking close to the town centre ”

TO LET
SELF CONTAINED OFFICE PREMISES
COMPLETED TO A HIGH STANDARD
807 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The office premises front onto the Chapel Lane which provides the South East of the town with an excellent local shopping hub.

Local occupiers include Peter Herd's Bakery and a multitude of other local occupiers.

DESCRIPTION

The property offers accommodation over two floors and is finished to a high standard. From the exterior the property is an attractive end terrace with private parking to the rear and small garden to the front.

The office would be suitable for a variety of occupiers and would be considered for alternative uses.

FLOOR AREAS

OFFICES	sq ft (NIA)
Ground Floor	440 sq ft
First Floor	367 sq ft

TOTAL 807 sq ft

LEASE

The property is available on a sub-lease or Assignment of a lease which expires on 30th October 2020.

*if the terms are acceptable there may be an opportunity to agree a new lease directly with the landlord.

RENTAL

£15,000 per annum

RATES

Rateable Value £12,000
Rates Payable £5,652.00

Enquiries should be made to the local authority by the incoming tenant.

PARKING

There are three car parking spaces available to the rear of the property.

INSURANCE

The landlord shall insure the building and the incoming tenant will be responsible for this cost.

DEPOSIT

The landlord may require a deposit, subject to seeing satisfactory trading accounts.

SERVICES

It is understood all main services are made up and connected to the property.

BROADBAND

It is understood that both BT's 52Mb and Virgin's 50Mb broadband services are available at this property

VAT

All prices are quoted exclusive of but may be liable to VAT.

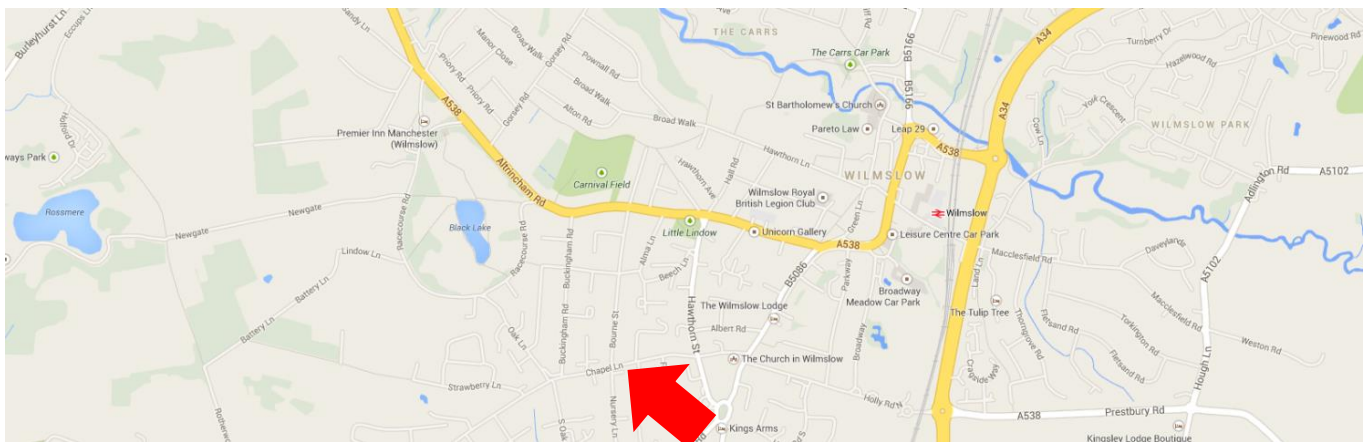
LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner sg@willsill.co.uk

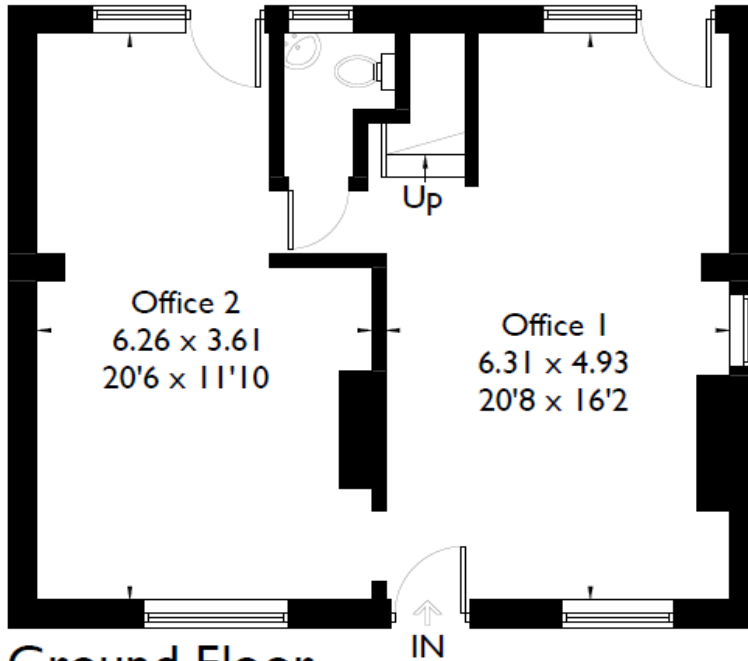
**Subject to contract
November 2018**



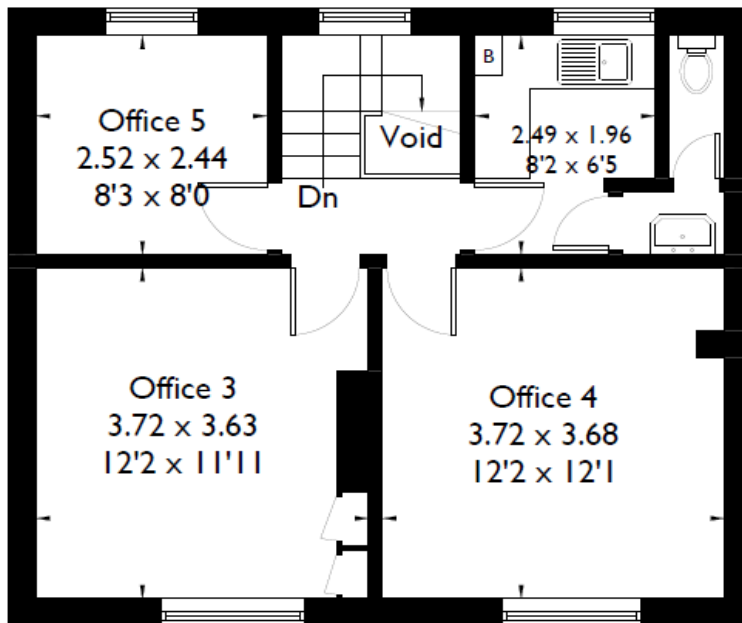
Important Notice

Williams Commercial for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Commercial has any authority to make or give any representations or warranty in relation to this property.

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Ground Floor



First Floor

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