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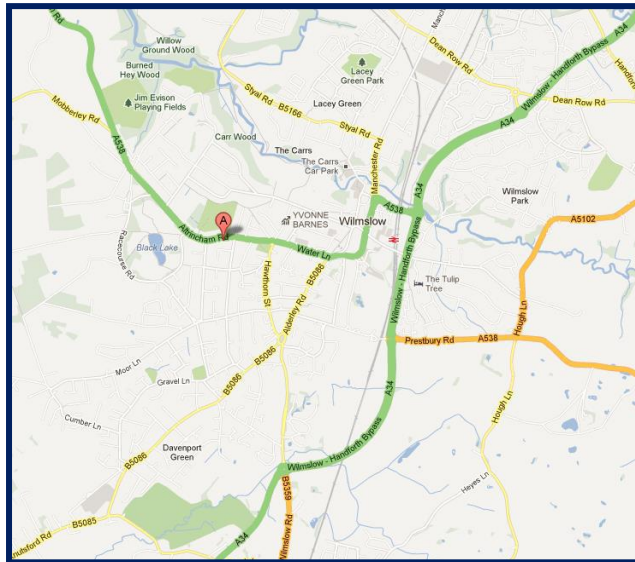
HALLAMS

Property Consultants



TO LET/ FOR SALE 1,403 SQ FT

- RETAIL PREMISES
- A5 PERMISSION
- 4 DESIGNATED PARKING SPACES TO THE REAR
- MAIN ROAD LOCATION
- LIVING ACCOMMODATION
- AIR CONDITIONING
- CLOSE TO LOCAL AMENITIES



31 WATER LANE, WILMSLOW SK9 5AR

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LOCATION

The property is located on Water lane (A538) on one of the main commercial / retail roads in the heart of Wilmslow Town Centre. Neighbouring business include, Morrison's Local, Aston Martin, Swintons, and many high end independent traders.

Access to the motorway network includes junction 6 of the M56 approximately three miles to the north west and junction 3 of the M60 approximately five miles to the north via the A34 dual carriageway.

Wilmslow lies between Alderley Edge (2 miles) and Manchester (13 miles).

DESCRIPTION

The property comprises a ground floor retail premises with basement. The ground floor is open plan with kitchen and WC facilities to the rear. The upper floors are accessed via a rear external staircase leading to a 1 bedroom apartment. The unit benefits from gas central heating, alarm, spot lighting, wooden floors, carpet and fully networked.

FLOOR AREAS (NIA)

Ground Floor	869 sq ft
First Floor	376 sq ft
Second Floor	158 sq ft

TERMS

The property is available by way of a new Internal repairing lease for a minimum 3 year term or by a way of a Freehold Disposal

RENT

£30,000 p.a.x

£24,000 p.a.x (Ground floor only)

SALE PRICE

£450,000

RATES

Ground Floor RV £18,500

Council Tax applicable to upper floors

Local Authority: Cheshire East Council

LEGAL COSTS

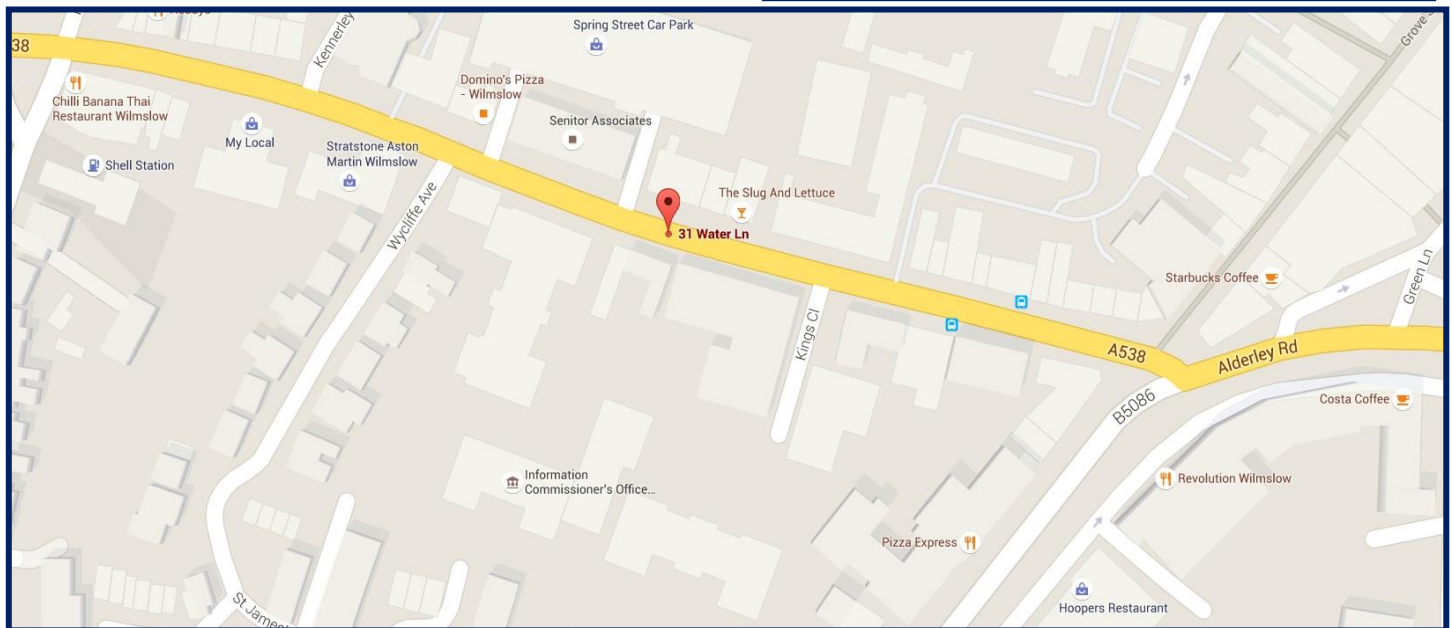
Each party is to be responsible for their own legal costs

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with sole agents HALLAMS



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