



RETAIL UNIT – PART FOR SALE/PART ASSIGNMENT

8-10 Alderley Road, Wilmslow, SK9 1NX



8 Alderley Road Freehold. Offers over £325,000 (Three Hundred and Twenty Five Thousand Pounds)

10 Alderley Road Lease expiring on 21 February 2023 at a rent of £33,500 per annum.

Viewing Strictly through the sole agent.

Barker Proudlove

Grant Owens

Mob: 07808 646 576

[Email: grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)

Gary Crompton

Mob: 07554 402 314

[Email: gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

Location:

Wilmslow is an affluent Cheshire town located approximately 12 miles south of Manchester within easy reach of junction 3 of the M56 motorway. The premises are situated in a highly prominent position fronting Alderley Road, close to it's junction with Water Lane and Grove Street. Multiple operators situated in close proximity include Costa Coffee, Starbucks, Toni & Guy, Pizza Express and the newly opened Rex Cinema.

The premises form part of the former bank (including 10 Alderley Road), however, the dividing wall at ground floor level between the two units has been reinstated to create 2 self contained ground floor sales areas with upper floor office/ancillary information.

Terms:

8 Alderley Road – The property is available freehold. We are seeking offers in the region of £325,000 (Three Hundred and Twenty Five Thousand Pounds), subject to contract and exclusive of VAT, for our clients effective freehold interest.

10 Alderley Road - The freeholder of 8 Alderley Road holds a leasehold interest in 10 Alderley Road, on a 10 year lease from 21 February 2013 at a rent of £33,500 per annum. The lease was subject to a rent review in February 2018.

Legal Costs:

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

Accommodation:

8 Alderley Road

Ground Floor	738 sq ft	68.6 sq .m
First & Ground Floor	606 sq ft	56.3 sq m
Total	1,344 sq ft	124.9 sq m

10 Alderley Road

Ground Floor	725 sq ft	67.4 sq .m
First	665 sq ft	61.8 sq m
Total	1,390 sq ft	129.2 sq m

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

Business Rates:

The premises currently has a rateable value of £33,549.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Date Prepared:

November 2020

Subject to Contract

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