

For Sale



Wilmslow

4-6 Grove Street, SK9 1EE

Total Area: 4,847 sq ft (450 sq m)

Offers in the Region of: £585,000

Location & Description:

- Wilmslow is an affluent and highly sought-after town in Cheshire, located approximately 11 miles south of Manchester and 7 miles west of Macclesfield. It benefits from excellent transport connectivity, situated just off the A34, which provides direct access to Manchester, the M60 and M56 motorways. Wilmslow railway station offers frequent services to Manchester, London Euston (via Crewe), and other major destinations. Manchester Airport is located just 5 miles to the north.
- The town boasts a strong retail and leisure offering, with a mix of premium national brands, independent boutiques, and quality restaurants located along Grove Street, Water Lane and Alderley Road.
- The subject property occupies a prominent position at the top end of the pedestrianised Grove Street, the start of the prime retail pitch. The property benefits from high footfall, being on the entrance to Grove Street, and on the route through from Waitrose at the north of the town, to the wider town centre. Nearby occupiers include Nationwide, Halifax, Boots, Holland & Barrett, Caffè Nero.

Demise:

Ground Floor	2,475 sq ft (229.94 sq m)
First Floor	1,042 sq ft (96.81 sq m)
Basement	1,330 sq ft (123.56 sq m)

Price:

Offers in the region of £585,000.

Tenure:

Freehold with vacant possession.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £69,000.

Date Prepared:

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register, request a viewing and stay up to-date with this property please click the image below.



Contact Us:

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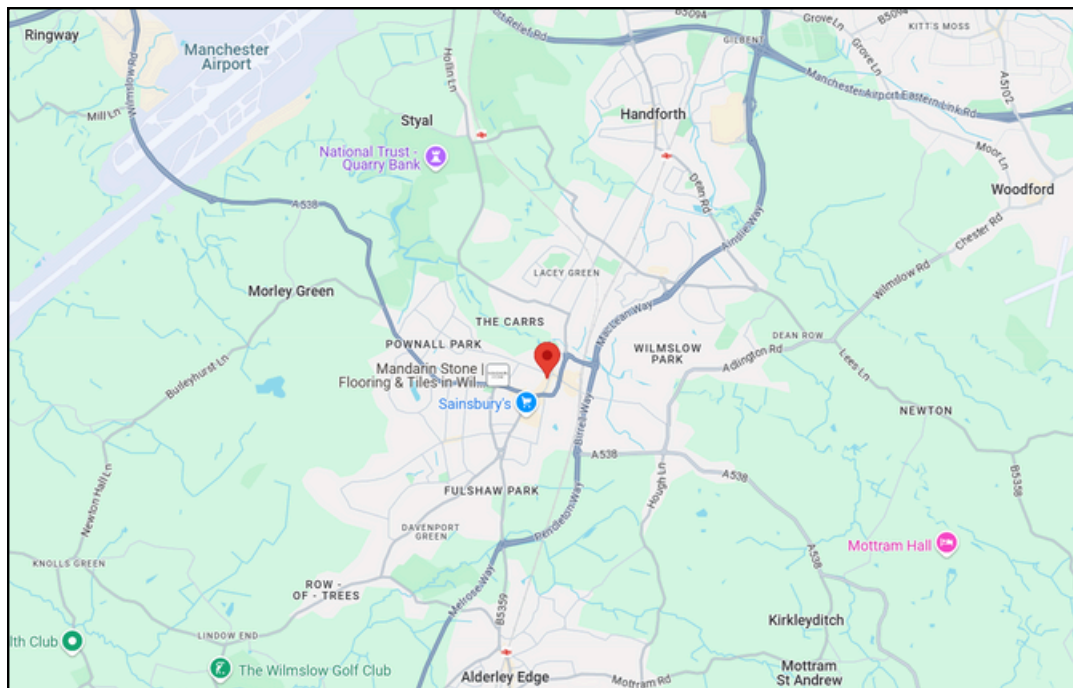
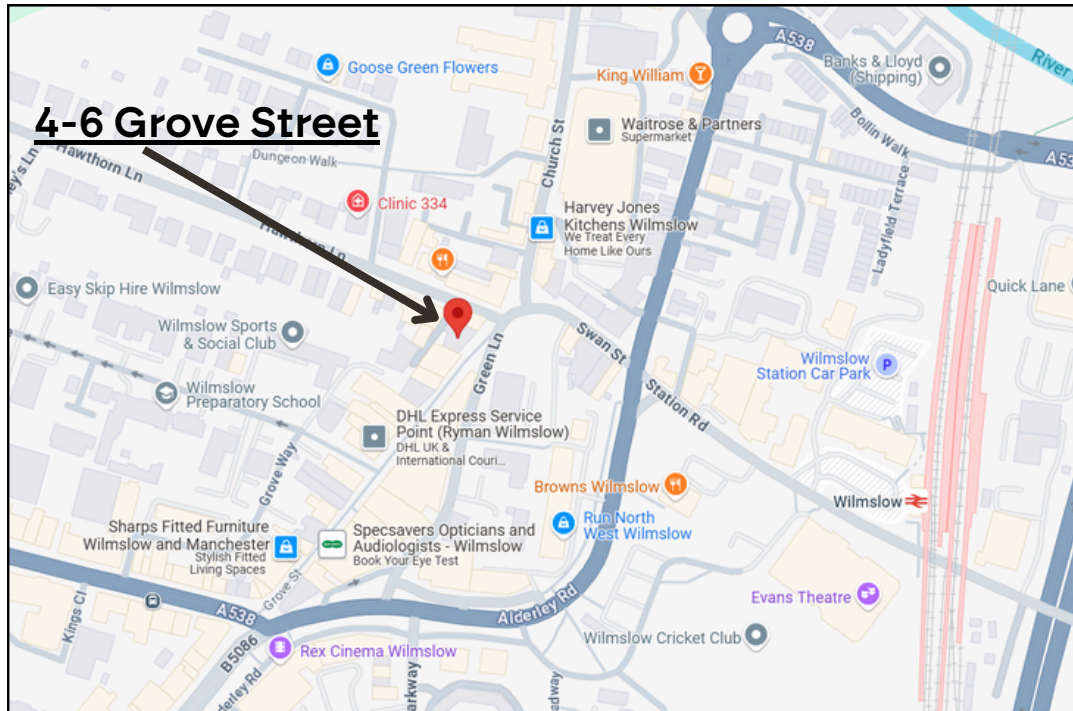
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In partnership with:





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