

PRIME SHOP TO LET



14 WATER LANE, WILMSLOW, SK9 5AA

LOCATION

Wilmslow is an affluent Cheshire town located approximately 12 miles south of Manchester, within easy reach of Junction 3 of the M56 motorway.

SITUATION

The shop adjoins The Salvation Army and JoJo Maman Bebe with other nearby occupiers including Prestons Jewellers, Hays Travel and Oxfam.

DESCRIPTION

Ground floor shop forming part of a parade, with the advantage of 1 rear parking space.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	3.84m	12'6"
Internal Width	3.35m	11'0"
Shop Depth	12.75m	41'8"
GF Sales	44.60 sq.m	480 sq.ft.
Separate wc & kitchen		
1 parking space		

LEASE TERMS

The shop is available on a full repairing and insuring lease for a term of years to be negotiated, subject to rent review.

RENTAL

Offers in the region of **£23,000 per annum exclusive**.

RATES

As the property is being split, the Rateable Value will be re-assessed, with the original rateable value being £16,750.

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (86). A copy of the EPC is available on request.

LEGAL COSTS

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

Tel: 0113 244 9020 / www.bht.uk.com

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Robin Hanson

T: 0113 244 9020

M: 07711 718105

E: robin@bht.uk.com

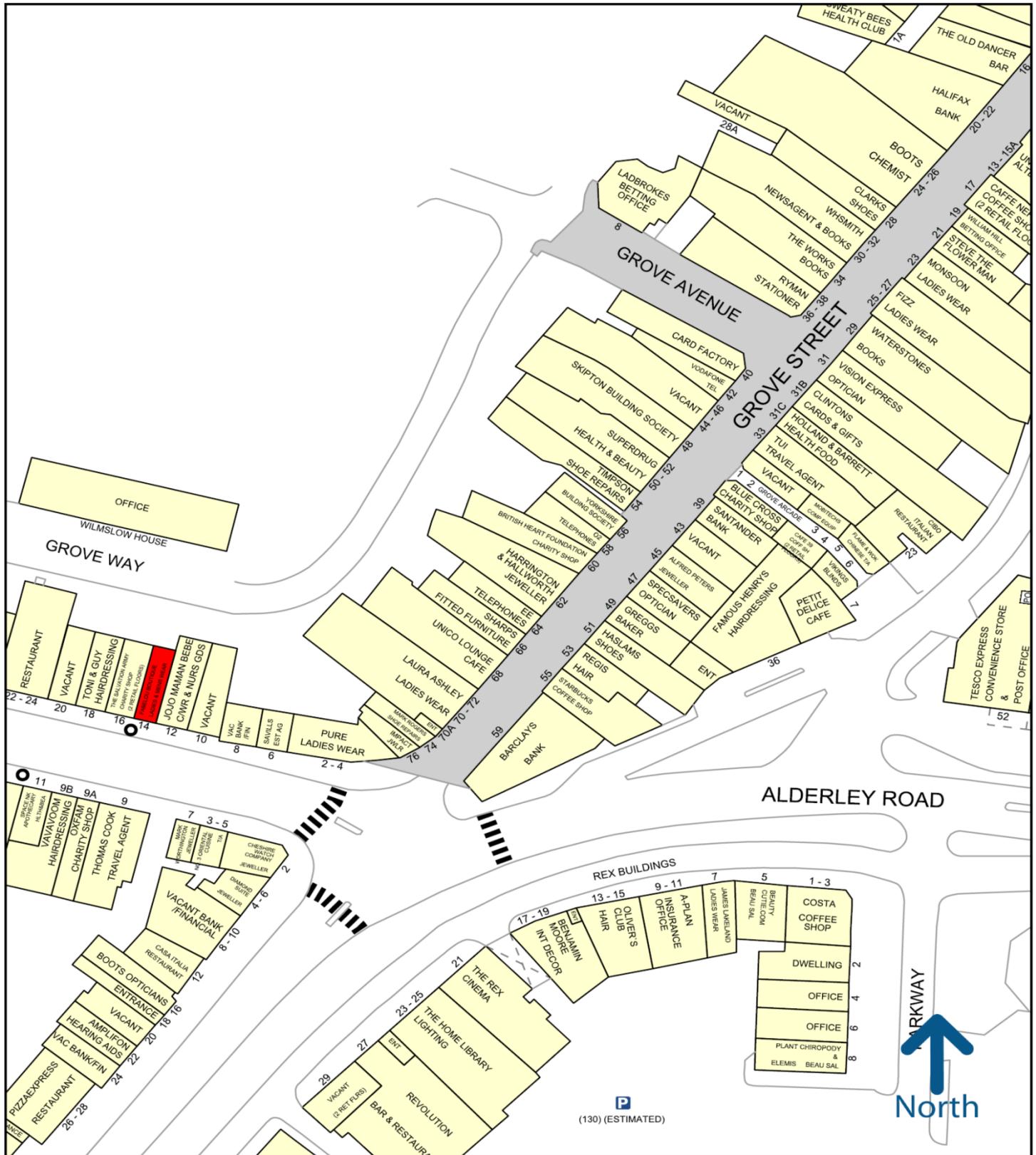
Harvey Squire

T: 0113 244 9020

M: 07495 921574

E: harvey@bht.uk.com

Subject to Contract
Updated March 2021



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.