

RESTAURANT/RETAIL PREMISES - TO LET



75 LONDON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7DY

LOCATION

Alderley Edge is an affluent village within the 'Cheshire Triangle' situated 6 miles north west of Macclesfield and 15 miles south of Manchester.

The village benefits from excellent transport links with the A34 connecting to the M56/M60 motorway network, Alderley Edge railway station provides direct services to Manchester Piccadilly, Wilmslow, Crewe and Manchester Airport which is 6 miles to the north.

SITUATION

The property occupies a prominent location on London Road, the village's primary thoroughfare. Nearby occupiers include Waitrose, Tesco Express, Costa Coffee, Victors, San Carlo, Yara, The Bubble Room and Parea, along with a range of boutique retailers and independent cafés. The location benefits from strong daytime and evening footfall, driven by the area's affluent residential population and vibrant dining scene.

DESCRIPTION

The ground floor provides a large open plan fitted restaurant space with extensive seating, bar and open kitchen as well as disabled WC and storage space. At first floor there is an open plan room configured as a dining/private events room with a bar as well as male and female WC facilities. There is further storage and office/staff space in the basement.

Externally the property benefits from seating space to the front of the property under a canopy and rear external storage space.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	279.45 sq.m	3,008 sq.ft
GF Ancillary	28.33 sq.m	305 sq.ft
FF Staff/Storage	86.21 sq.m	928 sq.ft

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

RENTAL

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed, at a rent of **£90,000 per annum exclusive**

RATES

We understand the property has a Rateable Value of £70,000.

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

LEGAL COSTS

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

FURTHER INFORMATION/VIEWING

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Subject to Contract
Aug 2025

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