

FOR SALE



RETAIL INVESTMENT PROPERTY

110 Wilmslow Road
Handforth, Wilmslow
Cheshire
SK9 3ES

- Affluent South Manchester location
- Solely let to Well Pharmacy
- Passing rent £16,500pa

LOCATION

The property is situated on the east side of Wilmslow Road in the village of Handforth. It is approx. 1.5 miles north of Wilmslow and 2.6 miles south east of Manchester Airport, which can be accessed via the Manchester Airport Eastern Link (A555).

DESCRIPTION

The property is located in a popular retail parade and is arranged over three stories. The ground floor comprises an open plan retail area with a consultation room and storage to the rear. The fitout includes air conditioning, CCTV and a suspended ceiling with modern incorporated lighting. The first floor includes an office, staff room, WC and further storage space in addition to a loft.

ACCOMMODATION

The property has been measured on a net internal basis as follows:

Ground Floor	85.14m ²	(916 sq ft)
First Floor	57.05m ²	(614 sq ft)
Second Floor	26.47m ²	(285 sq ft)
Total	168.66m²	(1,815 sq ft)

LEASE

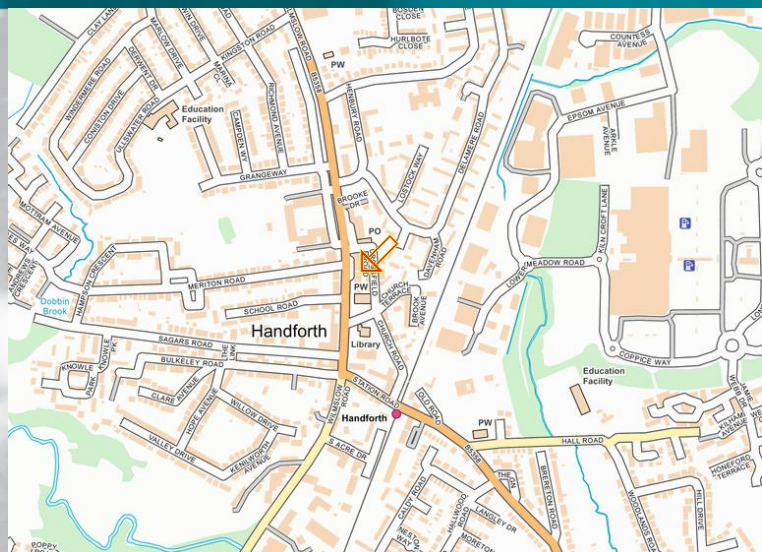
The property is let to Bestway National Chemists Limited (t/a Well Pharmacy) on a 10 year lease from 2023. Bestway National Chemists Limited have a Below Average Risk Experian score of 65/100 and a 2025 turnover of £736,224,000.

The lease is on fully repairing and insuring terms at a passing rent of £16,500 per annum. There is a rent review in 2028 and tenant only break clause in 2029.

PURCHASE PRICE

Offers in the region of £250,000.

A purchase at this level equates to a net initial yield of 6.45%.



TENURE

The property is held freehold under title no **CH565359**.

RATEABLE VALUE

The property has a rateable value of £17,250 as of April 2026.

EPC

A copy of the EPC is available on request.

VAT

We understand VAT is not payable on the purchase price.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle

neale.sayle@wtgunson.co.uk

Josh Hill

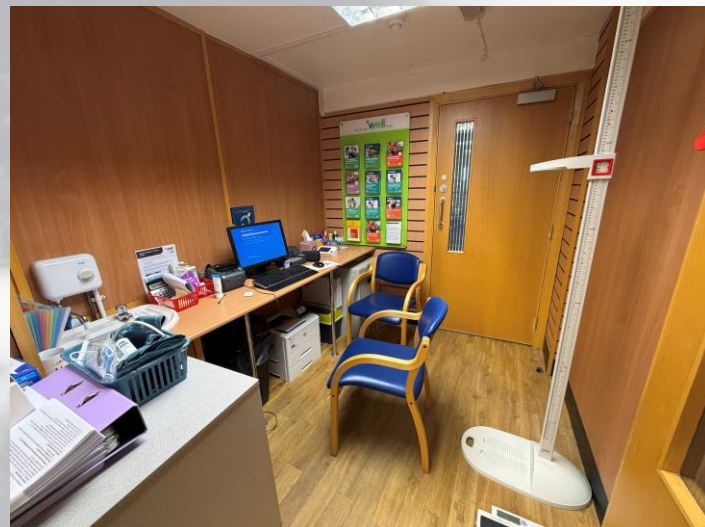
josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: June 2026

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk