TO LET (By Way of Assignation)

TSA Property Consultants



26 Water Lane, Wilmslow, SK9 5AA

Unique Wilmslow Retail Unit

- Unique Wilmslow Retail Unit
- Dedicated Parking
- Beautifully Presented Ground Floor Retail Space
- Extensively Refurbished
- Walk-in Condition
- Lease Expiry 31st October 2028
- Rent: £30,000p.a.

LOCATIONS

Wilmslow is a market town and civil parish in the Cheshire East unitary authority, in the ceremonial county of Cheshire in North West England. It lies approximately 11 miles south of Manchester city centre and 6–7 miles north-west of Macclesfield, close to the Greater Manchester border and within the affluent "Golden Triangle" area that also includes Alderley Edge and Prestbury.

The town serves a prosperous local catchment of residents and nearby villages, with many commuting to Manchester, Stockport and surrounding employment centres, and benefits from strong transport links. Wilmslow railway station sits on the Crewe–Manchester line (a spur of the West Coast Main Line) and the Styal Line, offering frequent direct services to Manchester Piccadilly, Manchester Airport, Stockport, Crewe and hourly trains to London Euston, plus connections via Transport for Wales. Road access is excellent via the nearby M56 and A34, with Manchester Airport only a few miles to the north and local bus services linking to surrounding towns.

Neighbouring occupiers include Patek Philippe, Rolex, Space N.K, JoJo Maman Bebe, Sweaty Betty & Gails Bakery.

PROPERTY

Retail unit with prominent frontage, presented in a stunning walk in condition with rear access.

The retail space at ground floor has been beautifully refurbished to include ceramic tile flooring throughout, plastered walls, L.E.D. lighting throughout with partitions to the rear forming store and dressing room.

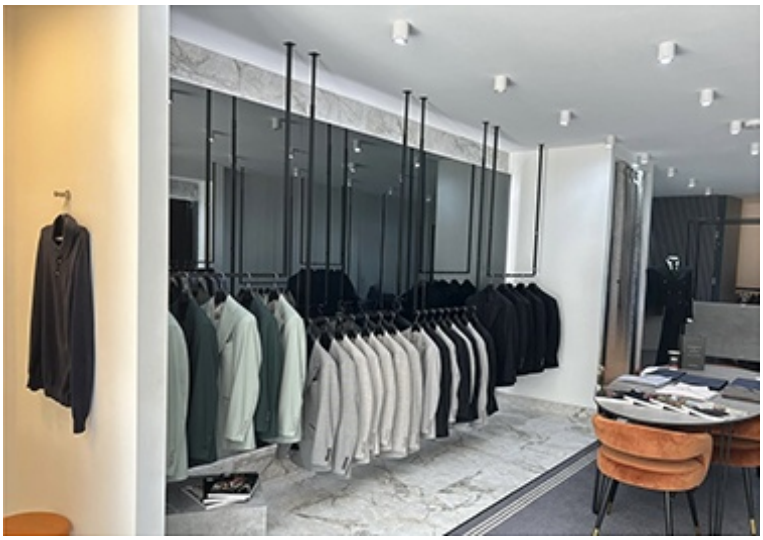
The property offers a stunning frontage with full height display window and display area with bespoke lighting creating a striking display presence, secured by an internal aluminium roller shutter.

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AREA
Ground Floor: 57.15sqm (615sq ft)

LEASE TERMS
The property is available by way of lease assignation of the following terms;

Expiry 31st October 2028. The commercial space is let at £30,000p.a.x. The landlord may consider a lease extension, subject to terms*

PROPOSAL
Our client is seeking to assign their leasehold interest, further details on request.

VIEWING
Appointments can be made via the marketing agent

V.A.T.
V.A.T will be payable

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and, unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.