

9 Water Lane, Wilmslow, Cheshire, SK9 5AE



“ Well appointed retail property
in a prominent, town centre
location ”

TO LET
**GROUND FLOOR RETAIL UNIT
WITH BASEMENT
988 SQ FT (NIA)**

01625 800066

LOCATION

The property is well situated in Wilmslow Town Centre on Water Lane, which is the main road out of Wilmslow when travelling towards Altrincham, Manchester Airport and the motorway network.

This retail premises is positioned amongst a wealth of national and local retailers, nearby occupiers include; Toni & Guy, Space NK, Mark Worthington Jewellers, JoJo Maman Bebe and Barclays to name a few.

Grove Street, the towns focal shopping area is also a short walk from the property.

Parking is available in the immediate vicinity via the Spring Street Car Park, road parking is available although there are time restrictions. Wilmslow Train Station is a 10 minute walk from the property.

DESCRIPTION

Ground floor retail unit with basement, currently undergoing refurbishment.

FLOOR AREA

988 sq ft (NIA)

RENT

£40,000 plus VAT per annum.

RATES

To be reassessed following the refurbishment. For further information please contact Cheshire East Council.

VAT

VAT is payable on this transaction.

TENURE

The premises are to be let on new Effectively Full Repairing and Insuring leases on terms to be agreed.

SERVICES

The property is connected to electricity and water main services.

LEGAL COSTS

Each party will be responsible for their own legal costs

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
August 2021**



FLOOR PLAN

