

Pembroke House, 3 Altrincham Road, Wilmslow, SK9 5ND



“ Suitable for a variety of  
uses ”

**TO LET**  
**LOWER GROUND FLOOR RETAIL PROPERTY**  
**770 SQ FT (NIA)**

**01625 800066**

**LOCATION**

The property is situated in Altrincham Road (A538), a short walk from Wilmslow town centre providing access to a large range of amenities. Local occupiers include: The Co-op, Tesco Express, Starbucks and Boots.

Pembroke House is in the immediate vicinity of the A34 which provides access to the M60 Ring Road. The M56 is also within a five minute drive, connecting Wilmslow to the wider motorway network.

Wilmslow also boasts quick access to Manchester Airport, the towns train station offers regular services to London Euston and Manchester City Centre.

**PARKING**

Spaces available at a cost of £80 per month

**FLOOR AREA (NIA)**

770 sq ft

**DESCRIPTION**

The retail unit forms part of a larger mixed use property, the majority of which is currently undergoing refurbishment before being utilised as service office space.

Prominently located on the corner of Altrincham Road and Alma Lane, the property is highly visible to passing traffic.

The self contained retail unit benefits from a separate access from Alma Lane and is currently being used as an aesthetics/ beauty clinic. The floor area consists of 3 treatment rooms, a WC, Kitchen and storage area.

**RENTAL**

£18,000 per annum – all inclusive.

**ALL INCLUSIVE PACKAGE INCLUDES**

- Rent
- Insurance
- Service Charge
- Electricity
- Gas
- Water

**APPROX RATEABLE VALUE**

Ground Floor Retail Unit: £12,000

**VAT**

VAT is payable on this transaction.

**EPC**

An EPC is available on request.

**SERVICES**

We understand that mains electricity, water and drainage are connected.

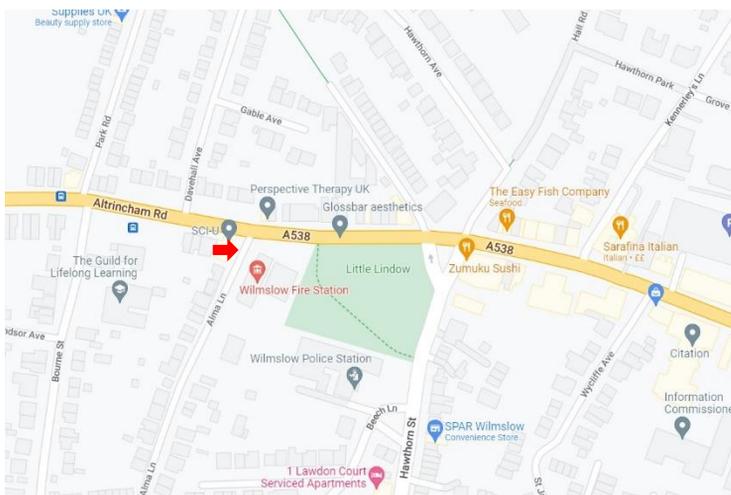
**LEGAL COSTS**

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](mailto:sg@willsill.co.uk)

**Subject to contract  
February 2022**



**Important Notice**

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