

56 London Road, Alderley Edge, Cheshire, SK9 7DZ



“ Situated in a prominent position on London Road in the centre of Alderley Edge. ”

TO LET
SECOND FLOOR
OFFICE PREMISES
1,062 SQ FT (GIA)

01625 800066

LOCATION

The premises are prominently located on the junction of George Street and London Road in the centre of the affluent village of Alderley Edge. The village boasts a range of amenities including cafes, restaurants and convenience stores. Notable occupiers in the town include; **San Carlo, Gusto Restaurant, Costa Coffee, Café Nero and Waitrose.**

The village is well served by public transport, with Alderley Edge Train station offering services to local regional towns, Manchester City Centre and London Euston.

DESCRIPTION

Located on the second floor of the property, the office comprises a combination of open plan office space, private office areas and a large boardroom.

The office suite benefits from air conditioning, a fully fitted kitchen and designated WC's.

AVAILABILITY

Second Floor: 1,062 sq ft (GIA)

RENTAL

£20,000 per annum including 3 parking spaces.

CAR PARKING

3 car parking spaces are available, located to the rear of the property.

BUSINESS RATES

Rateable Value: £12,750

VAT

Payable where applicable.

SERVICE CHARGE

The tenant to be responsible for the payment of a service charge to cover the cost of repair and maintenance of the building.

CLEANING

The common areas are cleaned once a week. The proportionate charge to the second floor.

INSURANCE

The tenant is to be responsible for the payment of the landlords building insurance costs. This charge is currently split between the four tenants in the building. The proportionate cost for the second floor will be circa £TBC pa.

SERVICES

Electricity and water are connected to the demise, there is no gas connection.

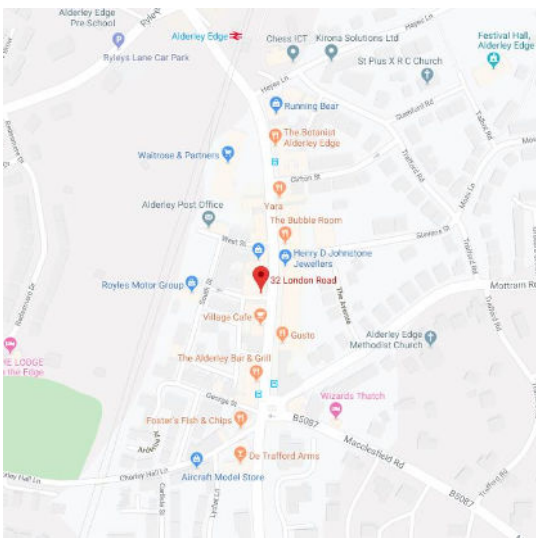
LEGAL COSTS

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

VIEWINGS

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

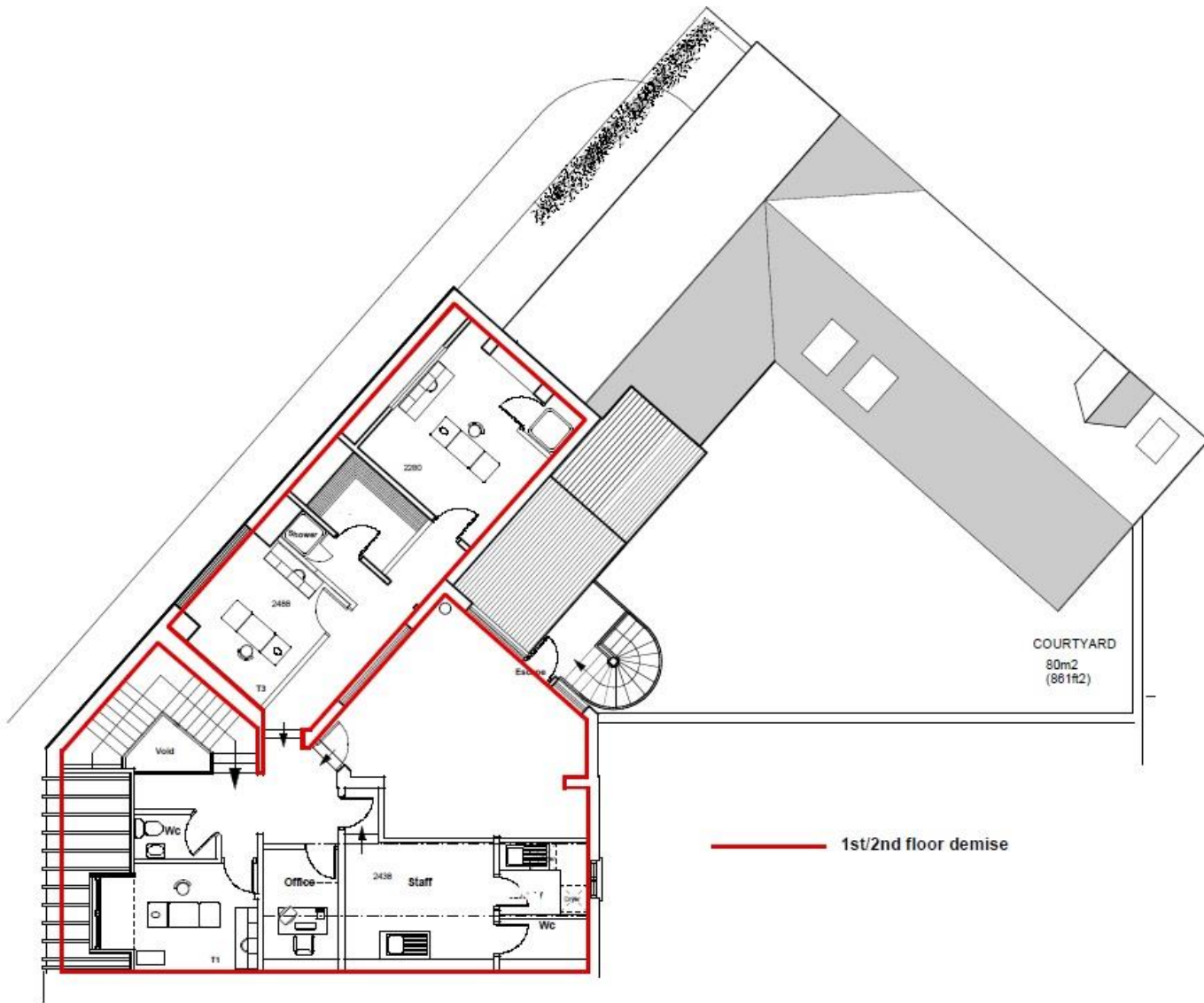
**Subject to contract
January 2024**



Important Notice

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PROPOSED SECOND FLOOR
Scale 1:100

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