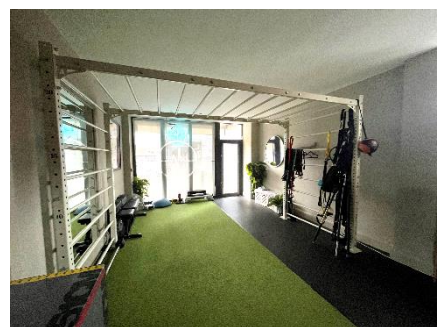


Unit 14, The Island Building, Wilmslow, SK9 1HG



“ Well presented
Personal Training Studio
in the heart of Wilmslow ”

TO LET
RETAIL PREMISES
491 SQ FT

01625 800066

LOCATION

Wilmslow is an affluent Cheshire town located approximately 12 miles south of Manchester within easy reach of the junction 3 of the M56 motorway. The premises are located fronting Alderley Road, one of Wilmslow's major arterial routes, close to the train station and pedestrianized zone.

Nearby occupiers include Starbucks, Tesco, Costa Coffee, Specsavers, and Hoopers department store.

DESCRIPTION

Fitted out ground Floor retail unit currently used as a Personal Training Studio but suitable for a variety of uses.

The property benefits from a high quality fit out with hard wearing rubber floor throughout, bi-folding doors, shower room and WC.

PARKING

Two parking spaces available.

RENTAL

£18,500 per annum which includes 2 parking spaces

SIZE

491 sq ft

RATES

Rateable value: £9,100*

Approx rates payable: £4,490

*Small rates relief may be available.

SERVICE CHARGE

There is an annual service charge to cover the maintenance of the car park currently £2.47 per sq ft plus VAT.

INSURANCE

To be paid at a cost of £225.09 per annum plus VAT.

DEPOSIT

The landlord may require a deposit subject to seeing satisfactory accounts.

LEASE

The accommodation is available by way of a new affective FR&I lease for a period to be negotiated incorporating rent reviews at the appropriate intervals linked to RPI or OMV.

LEGAL FEES

Each side is responsible for their own legal fees. The landlord will require a solicitors undertaking in the event the tenant withdraws from the transaction.

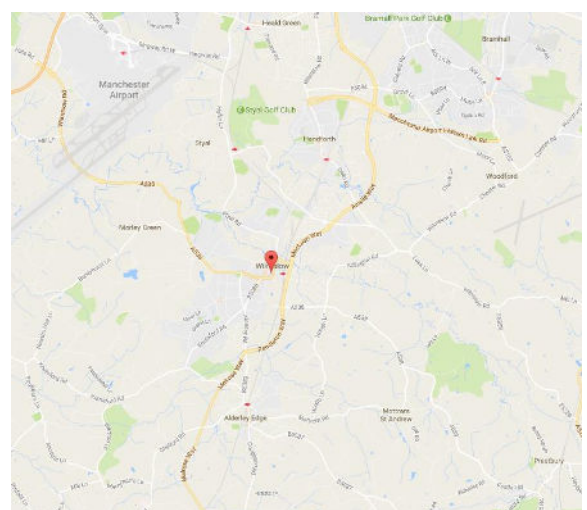
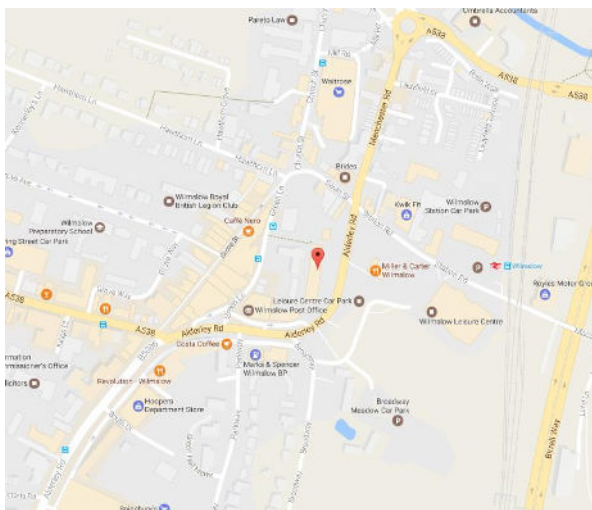
VAT

All prices are quoted exclusive of VAT.

VIEWINGS

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

Subject to contract
February 2024



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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