

RETAIL & LEISURE PROPERTY AGENTS

### GROUND FLOOR RETAIL UNIT TO LET 43 LONDON ROAD, ALDERLEY EDGE, CHESHIRE **SK97JT**



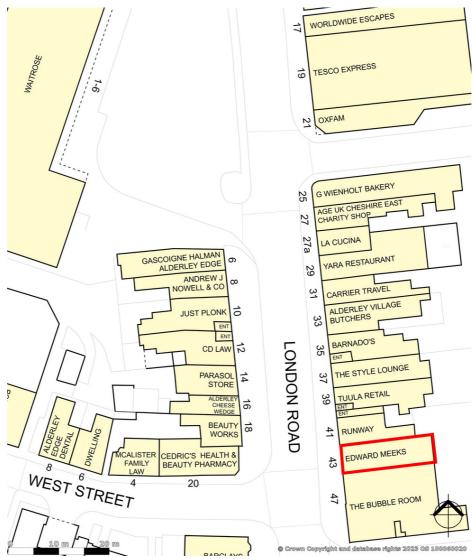
- 1,035 sqft
- £27,500 per annum exclusive

etham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that - these particulars do not constitute, nor constitute any part of, an offer or a contract, nents contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves by as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to representation or warranty whatever in relation to this property.

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### LOCATION

Alderley Edge is a wealthy Cheshire suburb, approximately 14 miles south of Manchester City Centre and approximately 2 miles from Wilmslow Town Centre.

Retailers in Alderley Edge Village include Waitrose, Tesco Express, Costa Coffee and numerous independent retailers and boutiques.

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### **DESCRIPTION**

The premises are based on the ground floor only with a rear storage area and rear service doors to a service area.

There is on-street car parking immediately to the front of the premises, and the tenant will be allocated one car park space in the rear service yard/car park.

### FLOOR DIMENSIONS AND AREAS

Gross frontage: 16 ft (4.9 m)
Internal width: 15 ft 9 (4.8 m)
Sales area: 421 sqft (39.1 sqm)
Rear storage area/kitchen: 614 sqft (57 sqm)

plus WC

### RATEABLE VALUE

We understand the property has a rateable value of £17,500. Interested parties to make their own enquiries.

### LEASE

The property is available on a new full repairing and insuring lease for a term of 10 years, subject to rent review on the fifth anniversary.

### RENT

£27,500 per annum.

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### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in connection with the preparation and execution of the new lease.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing\_psversion\_feb-2020.pdf We recommend you obtain professional advice if you

are not represented.

## ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

#### EPC

The premises have an EPC rating of C. Full certificate available upon request.

### VIEWINGS

Strictly by appointment with joint agents:

Cheetham & Mortimer:

Contact: Stephen Perrett Mobile: 07836 339 350

Email: sperrett@cheetham-mortimer.com

Or

Williams Sillitoe

Tel: 01625 788029

## SUBJECT TO CONTRACT SEPTEMBER 2023

@MRRETAILEXPERT
WWW.CHEETHAM-MORTINER.COM

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