

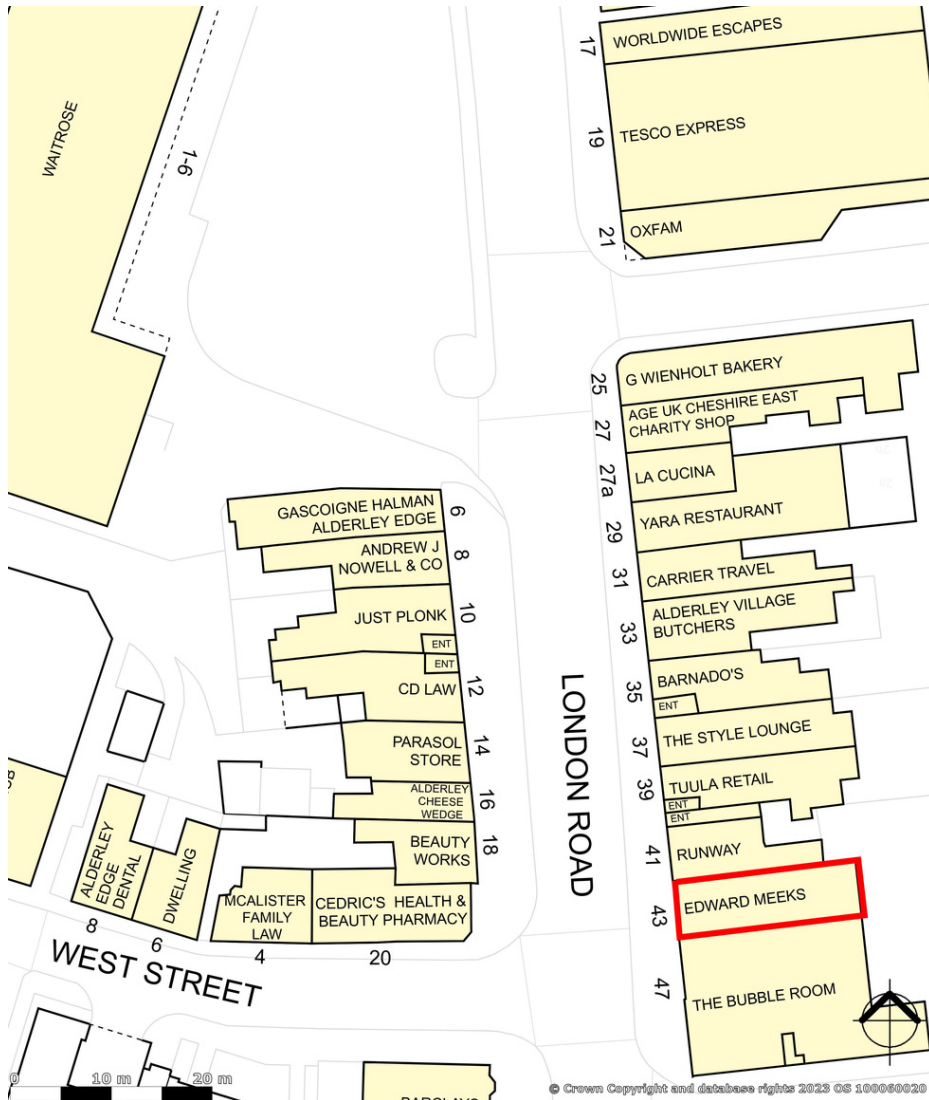
GROUND FLOOR RETAIL UNIT TO LET

43 LONDON ROAD, ALDERLEY EDGE, CHESHIRE
SK9 7JT



- ◆ Prime Retail Unit
- ◆ 1,035 sqft
- ◆ £27,500 per annum exclusive

TO
LET



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: plus WC	614 sqft (57 sqm)

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_ps-version_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-MORTIMER.COM

