

WILMSLOW

53 GROVE STREET

PRIME SHOP UNIT TO LET

(Subject to Obtaining Vacant Possession)

LOCATION

The property occupies a prime trading location being adjacent to Starbucks. Nearby multiple retailers include **Barclays, Loungers, Sharps, British Heart Foundation, Yorkshire Building Society, Timpson, Superdrug, Skipton, Card Factory, Clintons, Holland & Barrett, Santander, Specsavers** and **Greggs**.

ACCOMMODATION

The premises are arranged on basement, ground, first and attic floors with the following approximate areas and dimensions:-

Gross frontage	20'4"	6.2m
Window frontage	18'1"	5.5m
Internal width (max)	19'8"	6.0m
Shop depth	44'10"	13.70m
Ground floor sales	738 sq ft	68.60 sq m
First floor storage	386 sq ft	35.90 sq m
Basement (trap door access)		
Attic (trap door access)		

NB: The property benefits from a self contained secure rear yard which provides one car parking space and excellent rear servicing facilities via Alderley Road.



LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£32,500** (thirty two thousand five hundred pounds) p.a.x.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:-

Rateable Value	£32,250
UBR 2019/2020	49.1p
Rates Payable 2019/2020	£15,834

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire East Council (0300 123 5013).

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

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

LEGAL COSTS

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

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/eaw131119

Tel: 01244 403444

Refuge House
33/37 Watgate Row
Chester
CH1 2LE
Fax: 01244 401345
www.ocklestonbailey.co.uk

