

WILMSLOW

31B GROVE STREET

SUBSTANTIAL PRIME SHOP UNIT TO LET

Would suit A3/A4 operators (STP)

LOCATION

The property occupies a prime trading location on the pedestrianised Grove Street being adjacent to **Vision Express** and **Holland & Barrett**. Nearby multiple retailers include **Waterstones**, **Monsoon**, **Boots**, **Clarks**, **WH Smith**, **The Works**, **Card Factory**, **Skipton Building Society**, **Superdrug**, **Greggs**, **Specsavers** and **Santander**.

ACCOMMODATION

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

Gross frontage	24'2"	7.3m
Window frontage	20'0"	6.0m
Internal width	22'0"	6.7m
Built depth	136'6"	41.6m
Ground floor sales	2,885 sq ft	268 sq m
First floor ancillary	888 sq ft	82.5 sq m
Basement ancillary	538 sq ft	49.9 sq m

NB: The property benefits from excellent rear servicing facilities via Green Lane.



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 **£49,500** (forty nine thousand five hundred pounds) p.a.x.

VAT

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

ASSESSMENTS

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

Rateable Value	£53,500
UBR 2019/2020	50.4p
Rates Payable 2019/2020	£26,964

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

PLANNING

The property currently benefits from an A1 (retail) planning consent but would suit A3/A4 (café/ restaurant/wine bar/drinking establishment) subject to obtaining the necessary Local Authority consents and licensing.

PHOTOGRAPHS/PLANS

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

EPC

The property has a rating of C70. A certificate and recommendations are available on request.

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
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www.ocklestonbailey.co.uk

LEGAL COSTS

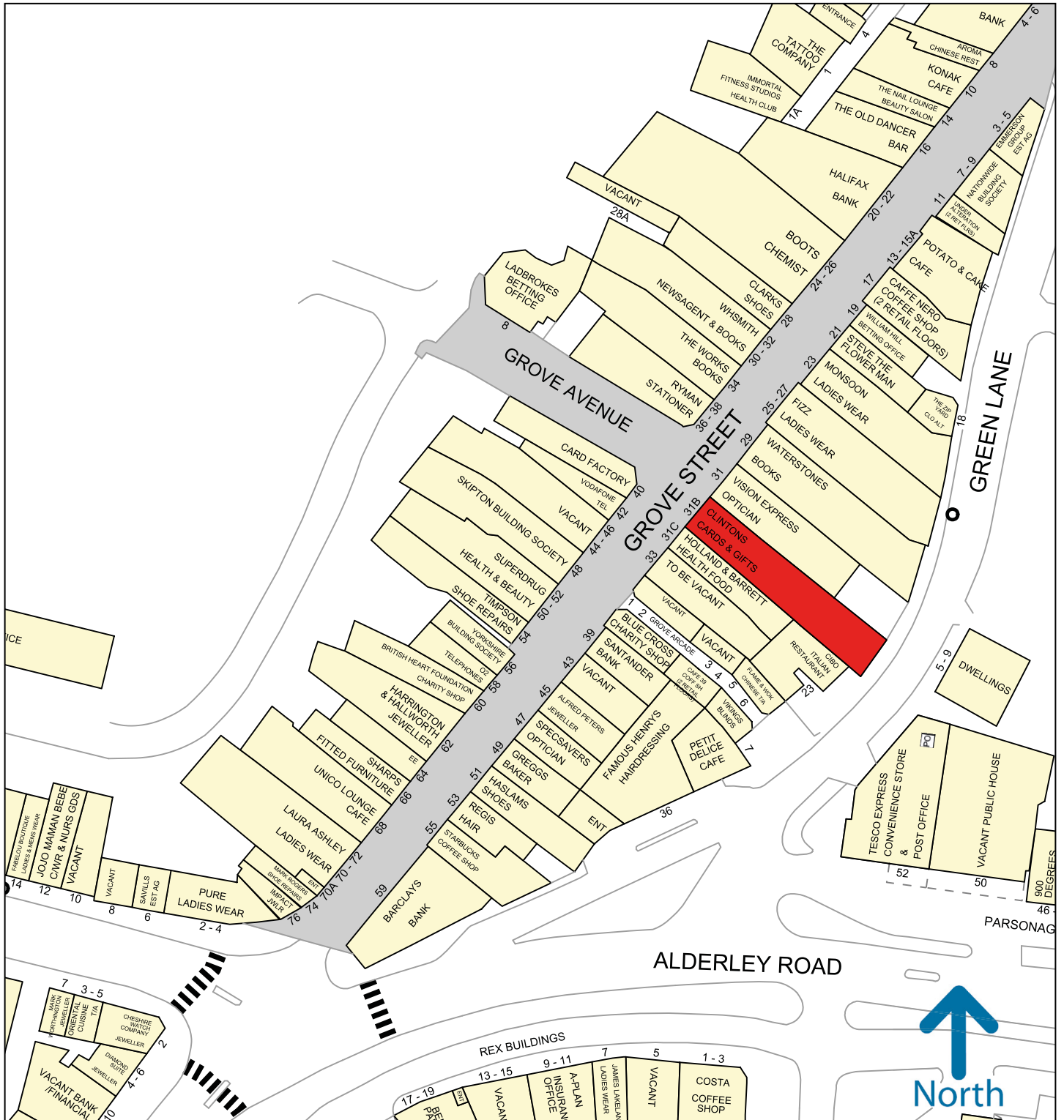
Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

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

SUBJECT TO CONTRACT

HW0/eaw251119



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