

WILMSLOW

9 WATER LANE

SK9 5AE

PROMINENT SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location on Water Lane with nearby multiple retailers include **Space NK, Mark Worthington Jewellers, Savills, Prestons Jewellers, JoJo Maman Bebe, Tony & Guy, Loungers** and **Barclays**.

ACCOMMODATION

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

Window frontage	33'2"	10.0m
Internal width	30'0"	9.1m
Shop depth	45'0"	13.7m
Ground floor sales	1,304 sq ft	121.2 sq m
First floor ancillary	1,008 sq ft	93.6 sq m

NB – the property benefits from rear servicing via Water Lane.

LEASE

The property is to be made available 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 **£42,500** (forty two thousand five hundred pounds) p.a.x.

ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

Rateable Value	£42,750
UBR 2020/ 2021	49.9 p
Rates Payable 2020/ 2021	£21,332.25

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



EPC

The property has a rating of E110 . A certificate and recommendations are available upon request.

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

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SUBJECT TO CONTRACT

HWO/eaw/021019

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