

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 basement floors with the following approximate areas and dimensions:-

Window frontage	22'3"	6.8m
Internal width maximum	24'3"	7.4m
Shop depth	45'0"	13.7m
Ground floor sales	988 sq ft	91.8 sq m
Basement storage	276 sq ft	25.6 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 effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£40,000** (forty thousand pounds) p.a.x



LANDLORD'S WORKS

The landlord is to comprehensively refurbish the building with the installation of a new entrance off Water Lane linking to the first floor offices. The ground and basement floor retail unit will be offered in a shell condition ready to receive tenant's shopfittings from late Summer 2021.

ASSESSMENTS

Following the refurbishment/reconfiguration, the property will be re-assessed.

Interested parties 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

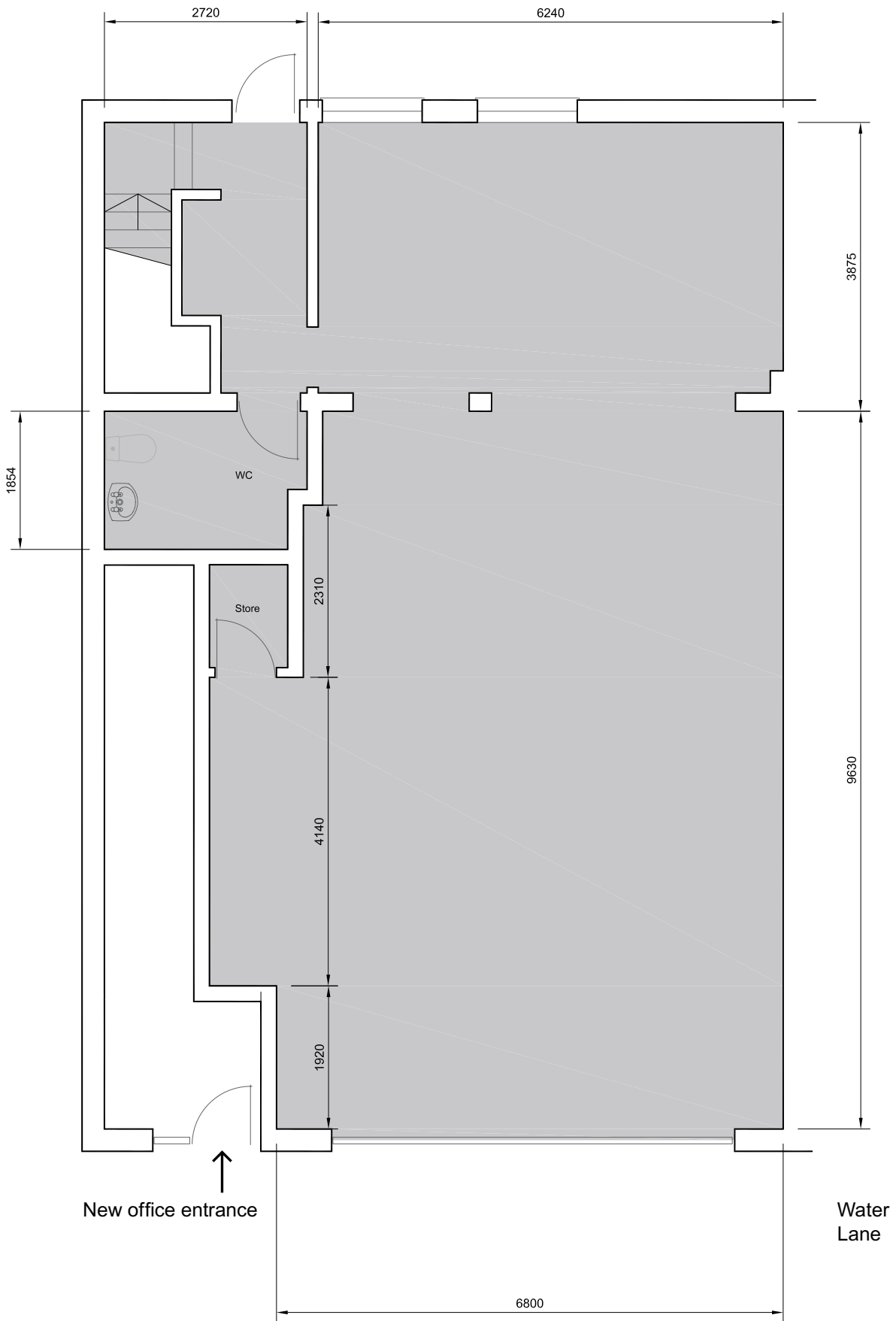
The property has been elected for VAT.

LEGAL COSTS

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

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VIEWING

By appointment through:-
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Or our joint agent: Simon Gardner of Williams Sillitoe, Tel: 07557 853 813,
Email: sg@willsill.co.uk

SUBJECT TO CONTRACT

HWO/ld/010221



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