

GVA

To Let

8 Water Lane, Wilmslow, Cheshire, SK9 5AA



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Subject to Contract

A2 Planning Consent

**Vacant Possession from
April 2019**

**Highly prominent position
fronting A538 arterial road**

Description

Wilmslow is an affluent town in Cheshire, located approximately 11 miles south of Manchester.

The subject property is situated on Water Lane (A538), occupying a highly prominent position at the junction with Grove Street / Alderley Road. The property comprises an attractive three storey property. Nearby occupiers include Paperchase, JoJo Maman Bébe, Laura Ashley, Starbucks and Costa Coffee.

Accommodation

The property provides the following approximate net internal floor areas:

Floor Areas	Sq m	Sq ft
Ground Floor	47.0	506
First Floor	28.8	310
Second Floor	43.8	472
Total	119.5	1,286

Rent

£35,000 per annum exclusive.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed, subject to Vacant Possession.

Business Rates

Rateable Value: £21,500

UBR: 49.3p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

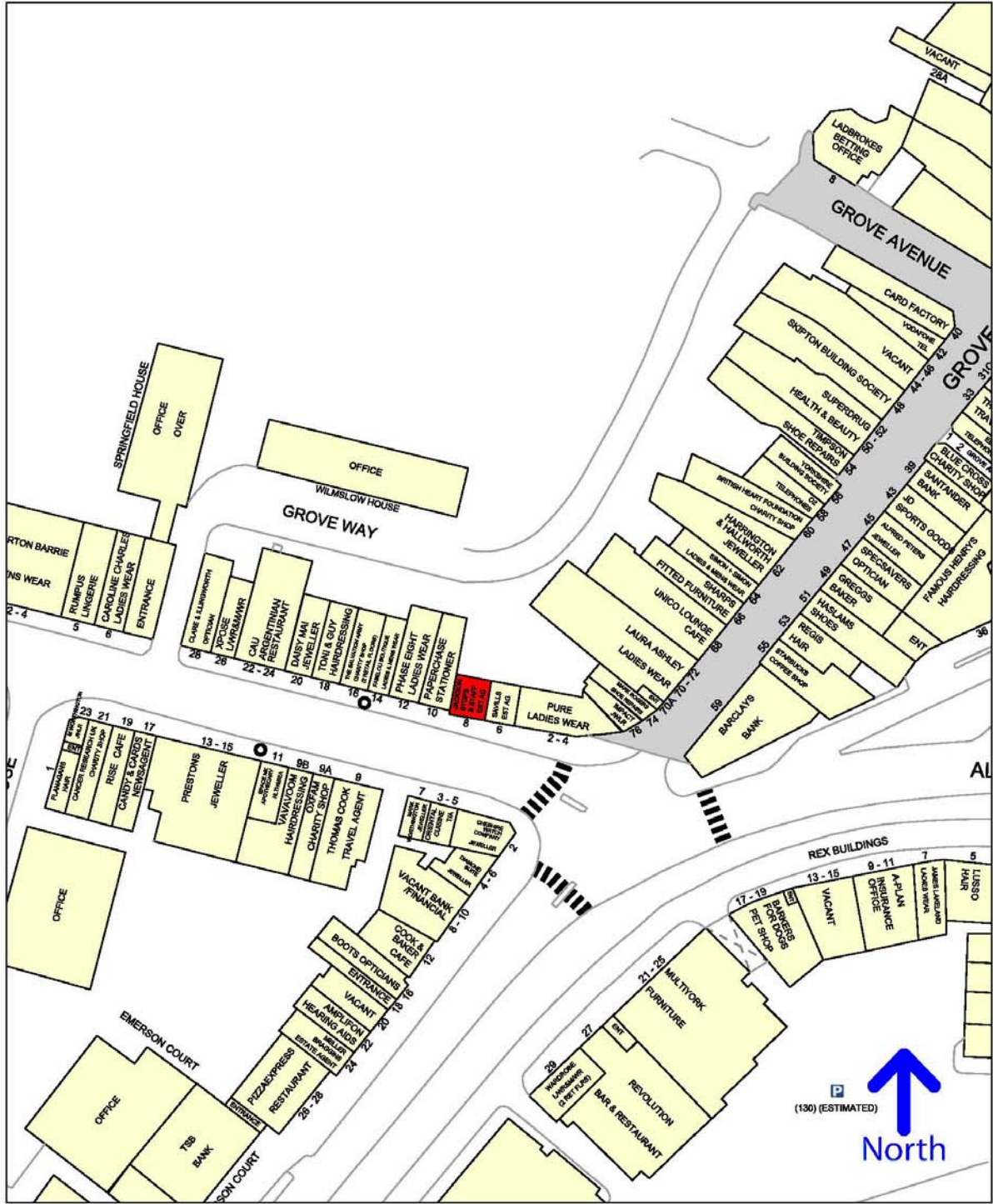
EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

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