

UNIT 4

WILMSLOW GREEN

SAT NAV: SK9 1BT

TO LET Restaurant / Retail Unit

Ground floor 826 sq ft

First floor 654 sq ft

Class E planning consent

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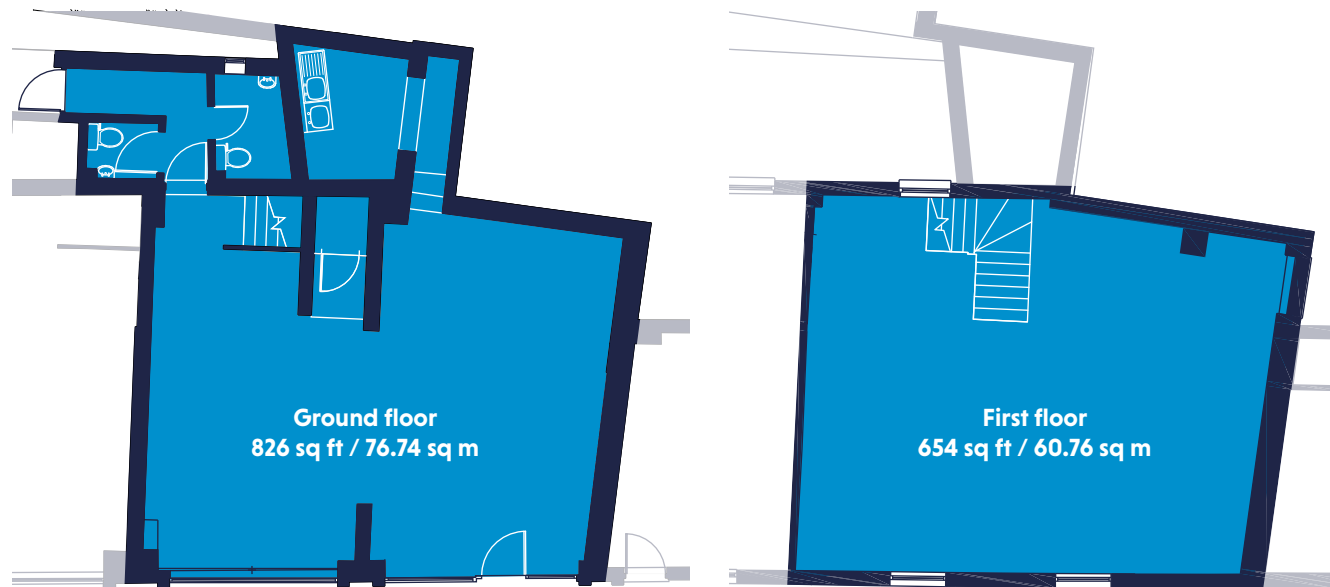
With outdoor seating area



The vibrant Cheshire town of Wilmslow is renowned for its wealth of stylish shops, cafés, trendy bars and quality restaurants. The area, which lies between Handforth and the affluent suburbs of Alderley Edge, Knutsford and Prestbury is known for its up market lifestyle and its many rich and famous residents.

Situated in the south Manchester commuter belt Wilmslow has a population of approximately 160,000 within 15 minutes of the town centre and benefits from easy access to the M56, M60 and M6 motorways as well as it's proximity to Manchester airport. Wilmslow Railway Station is just a two minute walk from Wilmslow Green, and provides a regular service to local villages as well as commuter services to Manchester Piccadilly.

Wilmslow shoppers have a fantastic choice of luxury brands situated alongside the usual popular high street fascias. The main shopping cluster lies within the triangle formed by Grove Street, Water Lane and Alderley Road, and Wilmslow Green is conveniently located close to a number of shops, restaurants and cafés in prime position to benefit from footfall on the main commuter thoroughfare to Wilmslow Station.



Layout plan



Unit 4

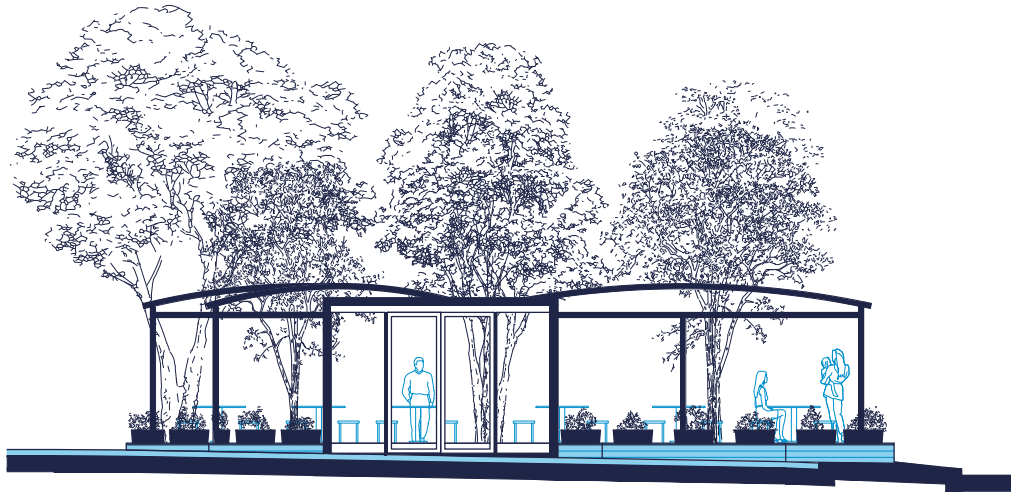
Unit 4 Wilmslow Green comprises 1,480 sq ft spread over 2 floors conveniently located close to Wilmslow centre and beside a number of other restaurants, cafés and shops. The ground floor is 826 sq ft and the first floor, which can be used as additional sales or storage is 654 sq ft.

The unit has E planning consent and benefits from a large glazed shopfront and signage zone which has great visibility from Alderley Road. The unit currently benefits from a temporary consent for an outdoor seating area which the Landlord may grant a temporary licence for, with the potential to be extended.

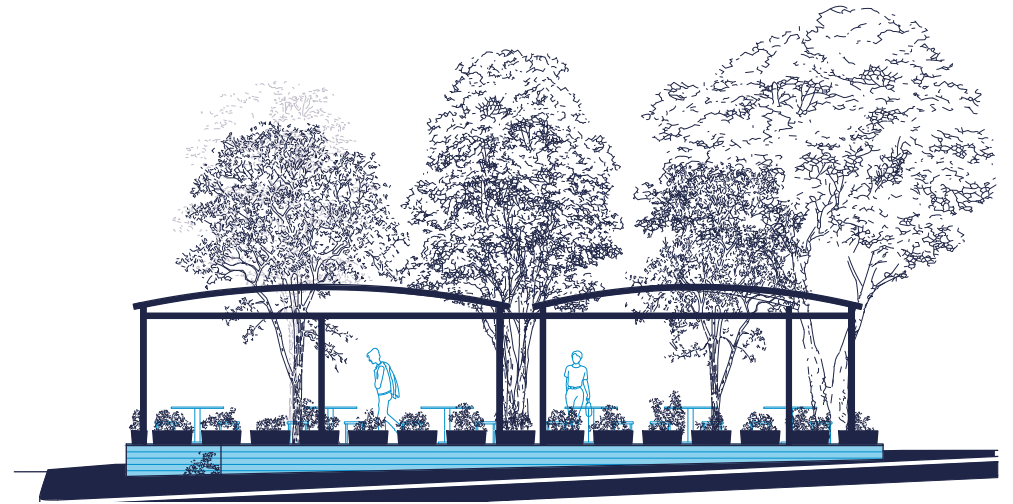
Interior Photos



External Seating Area



East Elevation - Warham Street



West Elevation - Manchester Road





DRIVE TIMES:

Alderley Edge	7 mins
Handforth	7 mins
Prestbury	14 mins
Bramhall	14 mins
Macclesfield	20 mins
Poynton	21 mins
Knutsford	21 mins
Stockport	22 mins
Manchester	33 mins

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01625 588200

www.orbit-developments.co.uk

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