

90-92 Chapel Lane,
Wilmslow SK9 5JH

to let

Former convenience store
98.54 SQM (1,061 SQFT) plus basement



£Rent on
application

- Ground floor lock-up retail/commercial unit
- Village location
- On and off street parking in close proximity

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Parkinson Real Estate Centurion House, 129 Deansgate, Mcr M3 3WR

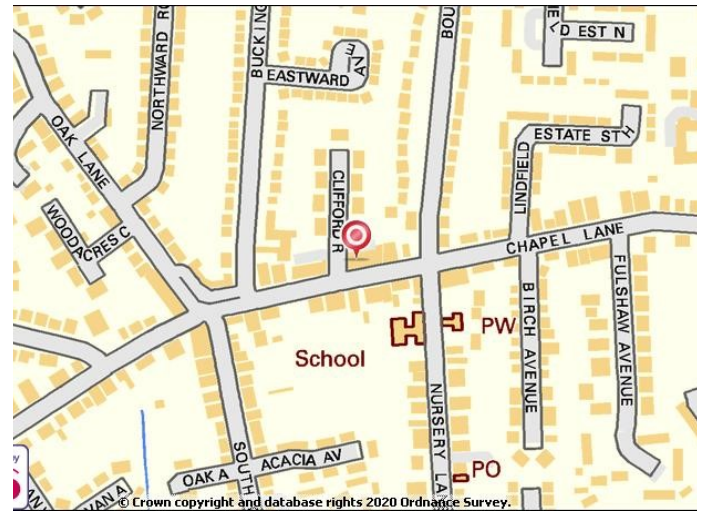


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Location

The subject premises is situated in a densely populated suburban area within the popular village of Wilmslow, south Manchester. The property is surrounded by residential dwellings but also adjacent to and in close proximity to other commercial users which serve the local population and include public house, hair & beauty salon, Co-Op Funeral Care, solicitors and niche retailers including fishmongers and electrical suppliers.

Description

The subject comprises the ground floor of a two storey, end terrace, building which sits prominently at the junction between Chapel Lane and Clifford Road. The unit has most recently been utilised for the purpose of a small convenience store. Internally the accommodation is predominately open plan providing retail space, stores, kitchen and WC. The accommodation is presented with plastered painted walls, laminate tiled floor and fluorescent strip lighting.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property has been measured in accordance with RICS guidance :

	SQM	SQ FT
GF Retail (In terms of Zone A)	61.76 (43.97)	668 (460)
Kitchen	7.42	80
Storage	15.38	166
Additional Storage	13.98	150
Basement (uninspected)	21.60	232

Rating

The property has the following entries in the 2017 Rating Assessments List. Small business rates relief may be available to qualifying tenants. Interested parties should clarify these with the local authority.

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£8,500	£4,173.50 p.a.

Planning

The property benefits from A1 planning. Interested parties should make their own enquiries with the local planning department to establish that their proposed use is acceptable under the current planning consent.

Terms

The premises are available by way of a either sub-lease or new lease on terms to be negotiated. A deposit will be requested.

Rental

On application

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should clarify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Rating of C-65. The certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 0161 930 8499

Subject to contract

Jan 2020

Ref: AG0502

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