

Residential, High Street Retail TO LET



26 Water Lane, Wilmslow, SK9 5AA

Wilmslow Retail Space + 1 Bedroom Apartment | Held on F.R.I Lease Expiring October 2028 | Passing
£50,000p.a. | Dedicated Parking

Summary

Tenure	To Let
Available Size	1,937 sq ft / 179.95 sq m
Rent	£50,000 per annum
Rateable Value	£23,000
EPC Rating	Upon enquiry

Key Points

- Unique Wilmslow Retail & Apartment
- Beautifully Presented Ground Floor Retail Space
- Extensively Refurbished
- Lease Expiry 31st October 2028
- Dedicated Parking
- Upper Floor 1 Bedroom Duplex
- Walk-in Condition
- Rent: £50,000p.a.

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Summary

Available Size	1,937 sq ft
Rateable Value	£23,000
Car Parking	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Retail unit & duplex 1 bedroom apartment with lounge, kitchen, bathroom, laundry room and bathroom accessed from Grove Way.

The retail space at ground floor has been beautifully refurbished to include ceramic tile flooring throughout, plastered walls, L.E.D. lighting throughout with partitions to the rear forming store and dressing room.

The property offers a stunning frontage with full height display window and display area with bespoke lighting creating a striking display presence, secured by an internal aluminium roller shutter.

The upper floor apartment (formerly storage & staff facilities for the retail space) has been renovated and converted to form a 1 well presented duplex 1 bedroom apartment with dedicated access from Grove Way leading into a hallway with staircase to the top floor. Beyond holds the main lounge area with views overlooking Water Lane and kitchen area to the rear with laundry room.

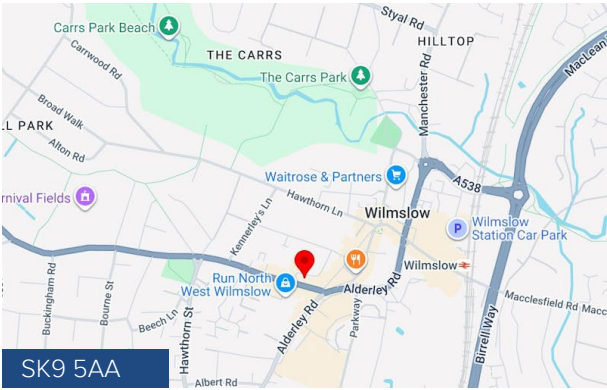
The top floor offers a shower room and bedroom with further storage space.

Location

Wilmslow is a market town and civil parish in the Cheshire East unitary authority, in the ceremonial county of Cheshire in North West England. It lies approximately 11 miles south of Manchester city centre and 6–7 miles north-west of Macclesfield, close to the Greater Manchester border and within the affluent “Golden Triangle” area that also includes Alderley Edge and Prestbury.

The town serves a prosperous local catchment of residents and nearby villages, with many commuting to Manchester, Stockport and surrounding employment centres, and benefits from strong transport links. Wilmslow railway station sits on the Crewe–Manchester line (a spur of the West Coast Main Line) and the Styal Line, offering frequent direct services to Manchester Piccadilly, Manchester Airport, Stockport, Crewe and hourly trains to London Euston, plus connections via Transport for Wales. Road access is excellent via the nearby M56 and A34, with Manchester Airport only a few miles to the north and local bus services linking to surrounding towns

Neighbouring occupiers include Patek Philippe, Rolex, Space N.K, JoJo Maman Bebe, Sweaty Betty & Gails Bakery.



Viewing & Further Information



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