

TO LET

90 sq m (969 sq ft)



GROUND FLOOR RETAIL/COMMERCIAL PREMISES

**57 CHAPEL LANE
WILMSLOW
SK9 5JH**

Location: 57 Chapel Lane occupies a prominent position on Chapel Lane in Wilmslow, an established and affluent Cheshire town approximately 11 miles south west of Manchester city centre and around 3 miles from Manchester Airport. The property is situated within the established Chapel Lane commercial area which provides a mix of independent retailers, convenience businesses, service and leisure operators.

The property is also well placed for access to Wilmslow town centre and the wider South Manchester and Cheshire areas. The premises have previously been occupied for many years by a stationery retailer.

The Property: The property comprises a ground floor shop premises, a small kitchen, a small front forecourt, a small courtyard area accessed from the shop together with a substantial rear workshop/store with WC off and access to shared parking at the rear.

Accommodation:

Ground floor shop	57.2 sq m (616 sq ft)
Rear workshop/store	32.8 sq m (353 sq ft)
Total accommodation	90.0 sq m (969 sq ft)

57 Chapel Lane, Wilmslow

Planning: The premises have an established retail use falling within Commercial Class E allowing for a range of commercial activities. Potential uses may include, subject to planning requirements and any relevant restrictions:

- Retail shop
- Office and certain professional/service uses
- Financial or professional services
- Café or other food and drink use falling within the relevant Class E provisions
- Medical uses

Prospective occupiers should make their own enquiries with Cheshire East Council.

Rent: £16,800 per annum exclusive

Business Rates: The premises currently have a **rateable values of £10,250**. As the property's rateable value is below the current threshold of £12,000 RV, future occupiers may be eligible to pay no business rates if the property is the only property occupied by the business and the other eligibility requirements are satisfied. Prospective tenants should make their own enquiries with Cheshire East Council before relying upon any rates relief.

Lease: The premises are available by way of a new lease for a term to be negotiated, subject to contract and satisfactory references. The rent is exclusive of business rates, utilities, buildings insurance and all other occupational costs.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.