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# TO LET

## A Great Retail Opportunity In Wilmslow Town Centre



**30.09 M<sup>2</sup> (324 sq ft)**

**7 Water Lane, Wilmslow, SK9 5AE**

Victory House,  
Churchill Way,  
Macclesfield,  
Cheshire, SK11 6AY  
info@hallams.com

**01625 262222**  
**www.hallams.com**



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**DESCRIPTION**

Set close to the main traffic lights in the centre of the town at the top of Grove Street at its junction with Water Lane this small retail outlet is in an unique position. It is unusual for a small outlet to be available in a town centre location.

There is potential for the first floor to be joined to the ground floor sales area subject to discussion and negotiation.

The shop has a highly visible profile and is surrounded by many well known high street retailers who greatly enhance the footfall in this locality.

**FLOOR AREAS**

Frontage: 15 ft or 4.57m  
Floor area: 324 ft<sup>2</sup> or 30.09m<sup>2</sup>

**Sales area with two cubicles.  
Small store and Wc at the rear.**

**TERMS**

The premises will be let on a term of years with reviews at 3 or 5 year intervals. The Lease will be on a full repairing and insuring basis.

**RENT**

£16,000 per annum.

**BUSINESS RATES**

Rateable Value: £12,250  
Rates Payable 08/09: £ 5,659.50 (please confirm)  
Small business rate relief may be available to the applicant as the property has an RV of under £15,000.

**LEGAL COSTS**

The ingoing tenant will pay the Landlords reasonable Legal Fees for the preparation of the new lease.

**VAT**

All prices are exclusive of, but may be liable to, VAT.



**VIEWINGS**

Strictly by appointment through the sole Agents:

**HALLAMS**  
Property Consultants  
**01625 262222**  
[www.hallams.com](http://www.hallams.com)

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