



Members of the Royal Institution of Chartered Surveyors

TO LET

DOUBLE FRONTED RETAIL UNIT ON PROMINENT
CORNER LOCATION



1,248 sq ft

2, MOOR LANE, WILMSLOW SK9 6AG

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LOCATION

The property is located on the corner of Moor Lane and Chapel lane, a mile away from Wilmslow town centre. The property is situated within an established secondary retail area which includes many independent traders such as hairdressers, florists, bakery, fish mongers, off licence and local convenience store. Chapel Lane affords access to Hawthorn Street close to its junction with Water Lane and Altrincham Road.

Access to the motorway network includes junction 6 of the M56 approximately three miles to the north west and junction 3 of the M60 approximately five miles to the north via the A34 dual carriageway.

Wilmslow lies between Alderley Edge (2 miles) and Manchester (13 miles).

DESCRIPTION

The premises comprises of a double fronted ground floor shop with plenty of storage including WC and kitchen facilities. Formerly used as an off-licence the property internally provides laminate flooring, suspended ceiling with Cat 2 lighting, electric roller shutters and is fully alarmed with CCTV. The property has HVAC systems fitted throughout and parking is available for 2 cars at the back of the property.

FLOOR AREAS

Sales Area	637 sq ft
Storage/Kitchen	611 sq ft
 Total	 1,248 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated.

RENT

£20,000 p.a.

RATES

The property is assessed for rating purposes at a Rateable Value of £9,400.

Rates Payable 2010/2011 - £3,826 p.a.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



VAT

All prices, rentals and outgoings are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with the sole agents.



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.