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# TO LET

## PROMINENTLY LOCATED GROUND FLOOR OFFICE OR SHOP



# 26.6m<sup>2</sup> or 287 sq ft

79a London Road, Alderley Edge, Cheshire

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

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



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**LOCATION**

The property is in a prominent position overlooking the half roundabout at the end of the road through Alderley Edge village centre. Alderley Edge is situated between the towns of Macclesfield (6.4 miles) and Wilmslow (1.6 miles) and offers easy access to both. The village is also conveniently located 6.4 miles away from junction 6 of the M56.

**DESCRIPTION**

The property comprises of two rooms. The front room benefits from a bay window which overlooks the main road through Alderley Edge. This room has a night storage heater fitted.

The room to the rear of the property contains a sink unit and water heater, and also has a night storage heater fitted. This area could be used as a stock room, or an office if required. Both rooms have suspended ceilings.

WC facilities are provided in an outside toilet building situated to the rear of the property.

**FLOOR AREAS**

Shop / Office Area	18.28m <sup>2</sup> (197 sq ft)
Office / Store Room	8.33m <sup>2</sup> (90sq.ft)
<b>Total</b>	<b>26.6m<sup>2</sup> (287 sq ft)</b>

**TERMS**

An assignment or the existing lease which has approximately one year left to run.

**RENT**

£8,000 pa.

**RATES**

Rateable Value	£6,300
Approximate Rates payable 2010/11	£2,608

Local Authority: Cheshire East Council



**LEGAL COSTS**

Each party is to be responsible for their own legal costs

**VAT**

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

**VIEWINGS**

Strictly by appointment with sole agents

**HALLAMS**  
Property Consultants  
**01625 262222**  
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