



## For Sale - Retail Investment

64 Grove Street, Wilmslow, North West, SK9 1DS

1,490 ft<sup>2</sup> (138.42 m<sup>2</sup>)

- Located in affluent Cheshire Town
- Busy pedestrianised area of Wilmslow Town Centre
- New 5 year Lease
- Well appointed ground floor showroom

## Description

Opportunity is to acquire a retail investment let to a franchisee of EE, Talk Smart Ltd There will be a new 5 year lease put in place at the point of sale at a rental of £30,000 per annum exclusive of all other outgoings. The property is a two mid terrace retail premises located along the pedestrianized area of Wilmslow Town Centre.

## Location

The premises are located on Grove Street, Wilmslow's main pedestrianised shopping street. Other retail occupiers in the area include Waitrose, Boots, Cibo, Starbucks and Gails amongst others.

Wilmslow is an affluent Cheshire town located approximately 12 miles south of Manchester within easy reach of the junction 3 of the M56 motorway.

## Accommodation

We have been provided with the floor areas and understand the property to provide 1,490 sq ft of accommodation over basement, ground, first floors.

## Tenure

Freehold

## Lease Terms

At the point of sale a new 5 year full repairing and insuring lease will be put in place at an annual rental of £30,000 per annum to Talk Smart Limited.

## Price

Seeking offers of £500,000 subject to contract

## Planning Use

Use Use Class E - Retail

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £24,250

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
john.fletcher@fletchercre.co.uk



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