



80 Chapel Lane

Wilmslow, SK9 5JH

Ground Floor Retail / Office Space To Let in Wilmslow

527 sq ft
(48.96 sq m)

- Suitable for Various Uses
- Self-Contained
- Kitchenette and W/C
- Parking Included
- Great Location

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Summary

Available Size	527 sq ft
Rent	£1,200 per month
Rateable Value	£8,500 Occupier likely eligible for 100% small business rates relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

80 Chapel Lane comprises a ground floor retail / office unit extending to approximately 48.96 sq m (527 sq ft). The accommodation is predominantly open plan and is suitable for a variety of uses, subject to the appropriate consents.

The unit benefits from a straightforward internal layout, with a kitchenette and W/C positioned to the rear, and is accessed directly from Chapel Lane. Good natural light is provided from both the front and rear elevations. Externally, the property benefits from two dedicated parking spaces located directly in front of the unit, a notable practical benefit for occupiers.

Location

The property is located on Chapel Lane, Wilmslow, within one of Cheshire's most sought-after towns. Wilmslow town centre is within close proximity, providing a wide range of amenities including shops, cafés, restaurants and professional services.

The location benefits from excellent transport connections, with the A34 and A555 providing access to Manchester, the wider Cheshire area and Manchester Airport. Wilmslow railway station is nearby, offering regular services to Manchester Piccadilly and London Euston.

The combination of accessibility, local amenities and on-site parking makes the location well suited to businesses seeking a Wilmslow presence.

Accommodation

The accommodation comprises the following areas:

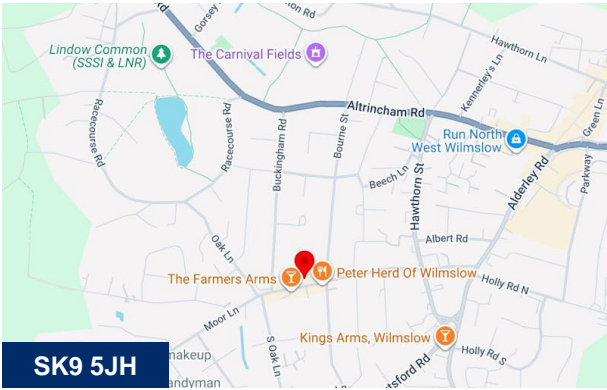
Name	sq ft	sq m	Availability
Ground	527	48.96	Available
Total	527	48.96	

Viewings

Strictly by appointment only with sole agents HALLAMS PROPERTY CONSULTANTS

Terms

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



Viewing & Further Information



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