



63 London Road
Alderley Edge, SK9 7DY

Well Secured, Convenience Store Investment Opportunity

1,179 sq ft
(109.53 sq m)

- Let to Parrys Supermarket, trading as Morrisons Daily with Parent Company Guarantee
- Passing rent £26,000 per annum exclusive
- Lease expiry September 2033
- Great Position on Alderley Edge High Street
- High Footfall Location

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Summary

Available Size	1,179 sq ft
Price	Offers in the region of £550,000
Rateable Value	£23,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a well-presented retail unit arranged over ground and basement levels, totalling approximately 1,179 sq ft. The ground floor provides an open-plan retail area of around 719 sq ft with excellent frontage onto London Road, Alderley Edge's prime retail pitch. The basement offers useful ancillary accommodation.

This sale presents an excellent opportunity to acquire a secure income-producing investment in one of Cheshire's most sought-after village centres.

Location

Situated in the heart of Alderley Edge, one of Cheshire's most affluent and desirable villages, the property occupies a prime position on London Road, the main commercial thoroughfare through the village. The surrounding area hosts a mix of national and independent occupiers, cafés, and restaurants, attracting strong footfall throughout the day.

Alderley Edge benefits from excellent transport links, with the train station within a short walk, providing regular services to Manchester and London, and easy road access via the A34 bypass to the wider Cheshire and South Manchester area.

Tenancy Information

The property is currently let to Parry Supermarkets trading as Morrisons Daily, with a parent company guarantee, providing a strong national covenant. The lease expires in September 2033, with a tenant break option in September 2030 and a rent review in 2028. The current passing rent is £26,000 per annum exclusive.

Accommodation

The accommodation comprises the following areas:

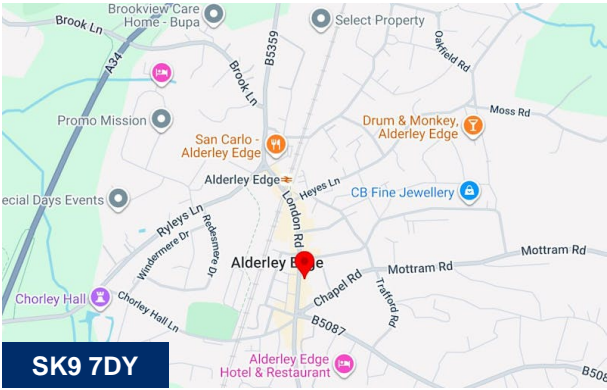
Name	sq ft	sq m	Availability
Ground - Retail	719	66.80	Available
Basement - Storage	460	42.74	Available
Total	1,179	109.54	

Viewings

Viewings strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of long leasehold disposal of the ground floor and basement. Note: it does not include the upper floors.



Viewing & Further Information



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