



36 London Rd
Alderley Edge, SK9 7DZ

**TO LET - Prime Retail Unit
Located on Alderley Edge
High-Street**

851 sq ft
(79.06 sq m)

- Alderley Edge High-Street
- High-Footfall Location
- Suitable for a Variety of Uses
- Predominantly Open-Plan Layout

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Summary

Available Size	851 sq ft
Rent	£37,500 per annum
Rates Payable	£11.43 per sq ft
Rateable Value	£19,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

This property is a high-quality double fronted retail unit prominently positioned on London Road. The accommodation is arranged over the ground floor and extends to approximately 851 sq ft. The space is largely open plan with attractive internal finishes including exposed brickwork and timber flooring, with a store and WC to the rear. The fully glazed bi-fold shopfront provides excellent visibility and natural light, making the property ideal for retail, showroom or leisure use.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	851	79.06	Available
Total	851	79.06	

Location

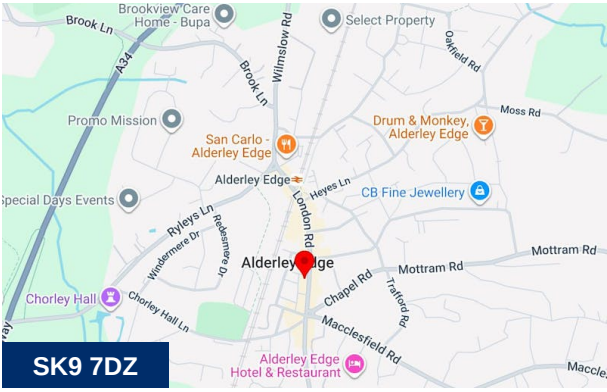
The property occupies a prime position on London Road in the centre of Alderley Edge, one of Cheshire's most sought-after villages. The location offers a strong mix of national and independent retailers, restaurants and cafés including San Carlos, Victors, Costa Coffee, Tesco Express and Waitrose. Alderley Edge railway station is within a short walk, providing regular services to Manchester and London, and the village benefits from excellent road connections to Wilmslow, Prestbury, Macclesfield and the wider South Manchester area.

Viewings

Strictly by appointment only with sole agents - Hallams Property Consultants.

Terms

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



Viewing & Further Information



Ed Hobson
07775 871157
ehobson@hallams.com



Anthony Howcroft
01625 262222
ahowcroft@hallams.com

