HALLAMS
Property Consultants

To Let



82 Water Lane

Wilmslow, SK9 5BB

TO LET / MAY SPLIT - PROMINENT RETAIL UNIT IN THE HEART OF WILMSLOW

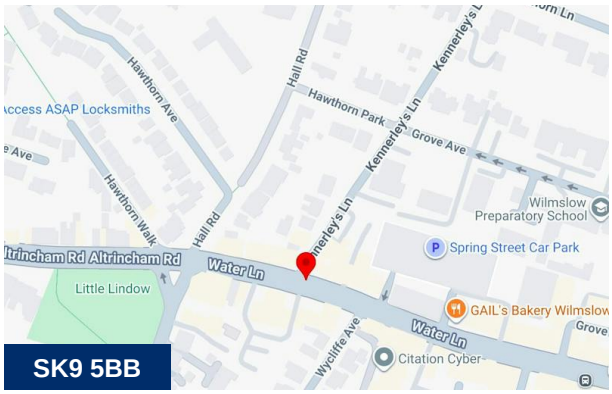
1,761 sq ft
(163.60 sq m)

- LOCATED IN THE AFLUENT TOWN OF WILMSLOW
- DOUBLE FRONTED
- SELF CONTAINED
- PROMINENT POSITION
- AFLUENT CATCHMENT AREA
- DESIGNATED PARKING
- AWAITING NEW IMAGERY

82 Water Lane, Wilmslow, SK9 5BB

Summary

Available Size	1,761 sq ft
Rent	Rent on application
Rateable Value	£25,500 Current rateable value (1 April 2026 to present)
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D



Description

The property comprises a prominent, double-fronted retail / office premises arranged over ground and first floors, extending to approximately 1,761 sq ft in total. The ground floor provides approximately 700 sq ft of accommodation, with a further 1,061 sq ft arranged over the first floor. The property is fully self-contained and benefits from a full alarm system, offering well-proportioned accommodation suitable for a variety of retail, office and commercial uses, subject to the necessary planning consents. The property is available from the end of April 2027 and could be available as ground floor only.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	700	65.03	Available
1st	1,061	98.57	Available
Total	**1,761**	**163.60**	

Location

The property occupies a prominent position on Water Lane (A538), one of the principal commercial thoroughfares through Wilmslow town centre, directly opposite the Aston Martin dealership. Wilmslow is an affluent Cheshire town, approximately 13 miles south of Manchester and 2 miles north of Alderley Edge, with an established reputation for its high-end retail offering and strong local catchment. The immediate area is characterised by a mix of premium national operators and established independent retailers. Nearby occupiers include Aston Martin, Prestons of Wilmslow (Official Rolex Retailer), Jo Malone London, Hoopers Department Store, Gail's Bakery, Space NK and Norton Barrie, together with a range of quality restaurants, cafés and independent businesses.

The town benefits from excellent transport connections, with Wilmslow railway station providing regular direct services to Manchester, Stockport and London. The A34 bypass is also readily accessible, connecting to the wider South Manchester and Cheshire road network, with Junction 6 of the M56 approximately 3 miles to the north west.

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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