

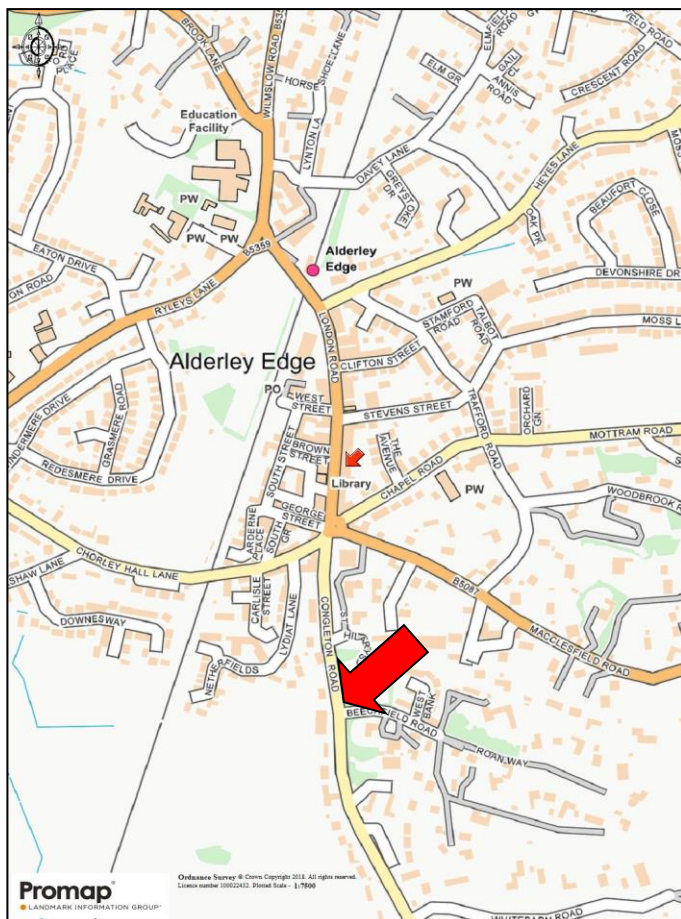
Facsimile 0161 927 7824  
Email enquiries@r-p-s.co.uk  
Internet www.r-p-s.co.uk



**TO LET**

**918 SQ FT  
(85.3 m<sup>2</sup>)**

**SELF-CONTAINED  
OFFICES IN THE HEART  
OF THE AFFLUENT  
VILLAGE**



**71a LONDON ROAD  
ALDERLEY EDGE  
SK9 7DY**

**CHESHIRE**

**NEWLY REFURBISHED  
ON SITE CAR PARKING  
CENTRAL LOCATION**



Commercial Property Consultancy, Disposals & Acquisitions

## LOCATION

The premises are prominently located on the easterly side of London Road in the centre of the affluent village of Alderley Edge. The village is on the direct rail line to Manchester Piccadilly. Other notable occupiers in the area are Gusto, Botanist, Piccolinos, Alderley Bar& Grill, The Bubble Room, Tesco and Waitrose.

## DESCRIPTION

The property comprises a self contained first and second floor office which provide a number of individual rooms all of good size. The office benefits from a significant upgrade which includes new LED lighting, new Kitchen and WC facilities, new carpets and decoration. The property is centrally heated. No. 3 car spaces are located to the rear of the property.

First Floor	529 Sq Ft	49 sq m
Second Floor	389 sq ft	36 sq m

## LEASE

The premises are offered by way of a new full repairing and insuring lease for a term of years to be negotiated.

## RENT

£18,500 per annum, exclusive of business rates, all outgoing and building insurance costs but inclusive of car parking.

## RATES & OUTGOINGS

The ingoing tenant will be responsible for the payment of non-domestic business rates and all other outgoing for the premises.

## LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

## VAT

Prices are quoted exclusive of, but are liable for VAT.

## VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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