

Wilmslow **44-46 Grove Street** **Cheshire** **SK9 1DS**

- **Attractive Freehold Vacant Shop**
- Well located on main pedestrianised retail thoroughfare
- Occupiers close by include Superdrug, Boots and JD Sports
- Some 360 metres from Wilmslow Rail Station
- Comprising a total of 329.95 sq m (3,552 sq ft)
- No VAT applicable

Vacant Possession

On the Instructions of a Major UK Fund Manager



Tenure
Freehold.

Location

Wilmslow is an attractive and affluent Cheshire town with a resident population of some 25,000, located 12 miles south of Manchester city centre, 6 miles from Manchester Airport and 7 miles north-west of Macclesfield. The town is served by the A34 and A538 and is a sought after residential location within the 'Cheshire Golden Triangle'. The property is located on the west side of the pedestrianised Grove Street, some 360 metres from Wilmslow Rail Station. The property has easy access to the A538.

Occupiers close by include Vodafone and Skipton Building Society (both adjacent), Card Factory, Superdrug, JD Sports, Greggs, Boots, Monsoon and Santander, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation on the upper floors. There is off-street parking to the rear for one vehicle and roller shutter access to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.45 m	(24' 5")
Net Frontage	6.45 m	(21' 2")
Shop Depth	26.95 m	(88' 5")

Built Depth	34.25 m	(112' 5")
Ground Floor	208.00 sq m	(2,239 sq ft)
First Floor	70.15 sq m	(755 sq ft)
Second Floor	51.80 sq m	(557 sq ft)
Total	329.95 sq m	(3,552 sq ft)

Tenancy

VACANT

There is a substation to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 55 Wilmslow**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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