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# CHARLES LOUIS

C O M M E R C I A L

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### Directions

This ground floor corner unit is ideally situated on the busy Wilmslow Road, linking Handforth to Wilmslow. This corner unit is positioned on a prime crossroads benefitting from high drive by visibility and is approximately a 2 minute walk from the nearest train station (Handforth HTH). The unit is complimented by being in the vicinity to high-end retailers in multiple industries such as premium kitchen designers, authorised dealers or luxury cars and The Paddock, a busy shopping hub in the centre of Handforth, only a 5 minute walk away.

**75 Wilmslow Road**  
Handforth, Wilmslow, SK9 3EN  
**£1,000 Per month**

- Opportunity Not To Be Missed
- Short Walk From Handforth Train Station
- Landlord Seeking Long Term Tenant
- Situated On A Busy Main Road
- Ground Floor Commercial Unit Available Now
- EPC - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# 75 Wilmslow Road

Handforth, Wilmslow, SK9 3EN

## Introduction

Charles Louis Commercial Agents are pleased to be working with the landlord in sourcing a new tenant for this ideally located ground floor, corner unit on the busy Wilmslow Road, Handforth.

The property has served a mixture of business types, with the last tenants running a specialist interior design company and has now become available to welcome a new tenant.

Fitted with gas, electric and water utilities, the property currently has an open plan retail space, staff area with sink and a W/C.

## Floor Area & Rates

According to the Rateable Value, the property size is circa 502 Sq Ft with rates set at £6,100. For all rates enquiries, please contact VOA directly.

## Rent

The unit is being offered for a deposit free rent at £1,000 p/cm with the length of lease, along with commencement date to be discussed.

The landlords lease set up legal costs are to be paid by the tenant.

## External 1



## External 2



## External 3



## External 4



## Internal 1



## Internal 2



## Internal 3



## Internal 4

