

TO LET



34 London Road, Alderley Edge, Cheshire, SK9 7DZ

**Excellent Corner Commercial
Premises**
2,837 Sq Ft (263.56 Sq M)

- Prominent Main Road Location
- Outside Decked area to the front
- Suitable for Restaurant and Retail use (E class)
- Affluent Cheshire Village





Location

Centrally located in the heart of Alderley Edge Village on the main shopping and leisure street. London Road has an inviting mix of retail, cafe, restaurant, and bar traders and is a thriving and affluent Cheshire location. Nearby occupiers include; Gusto, Victors, Giggling Squid, The Botanist with the unit located close to a Waitrose Local store, 2 pay and display car parks and just a short walk from the Rail Station.

Description

The property comprises a prominent corner retail/restaurant premises with glazed bifold doors across the frontage creating a bright and contemporary space.

The unit was previously used as a bar/restaurant with decked external seating to the front.

Internally the unit is arranged over basement, ground and first floors providing; WC (both staff and customer) and 4 ancillary rooms in the basement, open plan restaurant space with WC (including Disabled) on the ground floor and open plan bar space with commercial kitchen on the first floor.

The unit benefits from all mains utilities including a commercial gas supply and two external rear doors (one from the first floor via a desperate stairwell

Accommodation

The property is arranged as follows:

Ground floor	1,074 sq ft	99.8 sqm
First floor	1,054 sq ft	97.9 sqm
Basement	709 sq ft	66 sqm

Total **2,837 sq ft** **263.7 sqm**

Asking Rent

£60,000 per annum ex

Business Rates

Rateable Value: £34,000

Future April 2023 RV £37,750

Planning Use

E Class (A1, A2, A3, B1 and part D1)

EPC

D (96). Details available upon request

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

E: danrodgers@roger-hannah.co.uk

Date of Preparation

27 February 2023

