
TO LET

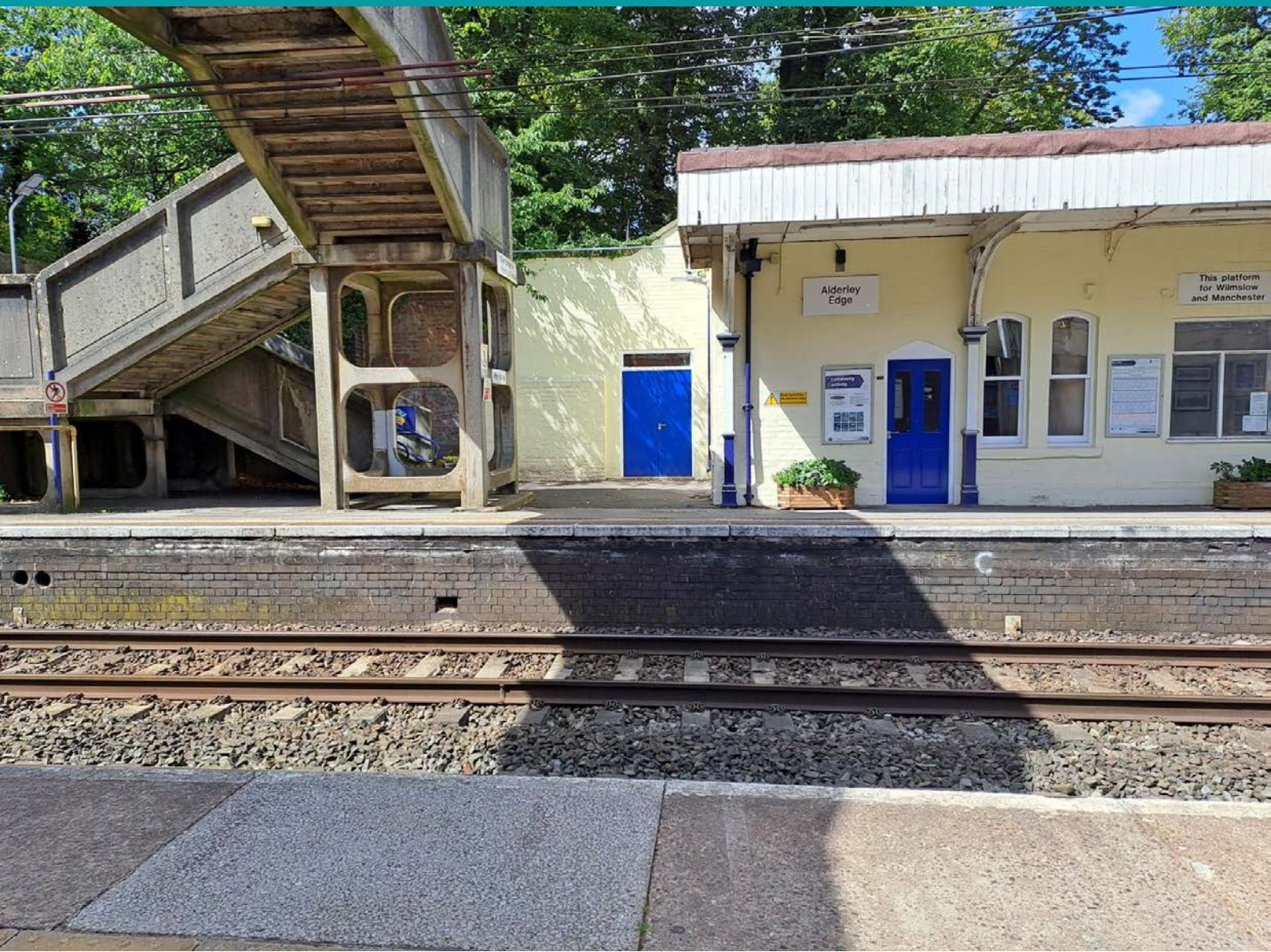


Alderley Edge Railway Station, London Road, Alderley Edge SK9 7QA

Commercial Opportunities

305 - 654 Sq Ft
(28 - 61 Sq M)

- ✔ Available now
- ✔ Prominent positions fronting the car park and platform
- ✔ Suitable for catering, coffee or other retail use
- ✔ The station sits in the heart of the village
- ✔ Potential to tap into station and non station footfall
- ✔ Recently undergone significant investment
- ✔ Approx 197,000 passenger movement annually



DESCRIPTION

On behalf of Northern, an opportunity is available to take occupation of space situated within the station buildings.

There are two opportunities within the station are situated either side of the ticket office / waiting room and are available for a variety of commercial uses. One opportunity fronts onto the Wilmslow/Manchester Platform and the second opportunity fronts the station car park.

The premises have recently benefited from significant investment by Northern to bring the space back into a lettable condition and are open to flexible terms for the right tenant/s.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Room 1	305	28
Room 2	349	32
Total	654	61

LOCATION

Alderley Edge Railway Station is located in Cheshire on the Crewe to Manchester line and is a 5 minute walk from the centre of Alderley Edge.

The station is 13 miles south of Manchester Piccadilly (4 trains an hour) and connects commuters to Crewe (2 trains an hour), Stockport (4 trains an hour) and Manchester Airport (1 train an hour).

The station has an annual footfall figure in excess of 197,000.

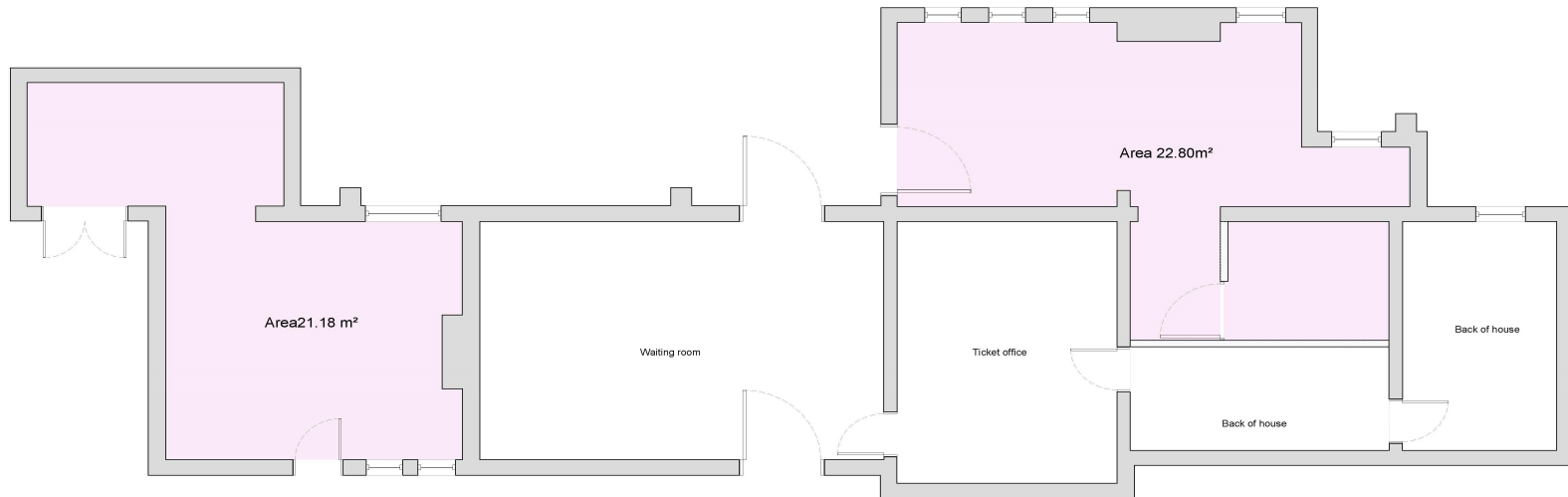
Alderley Edge is known for its affluence and expensive houses with it falling inside Cheshire's Golden Triangle and has attracted numerous Premier League Footballers and actors.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The service charge will be the equivalent of 2.5% of the annual rent.



NEARBY ATTRACTIONS

- TE** The Edge (Woodland)
- AM** Alderley Edge Mines
- WW** Windmill Wood
- AB** The Armada Beacon

LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

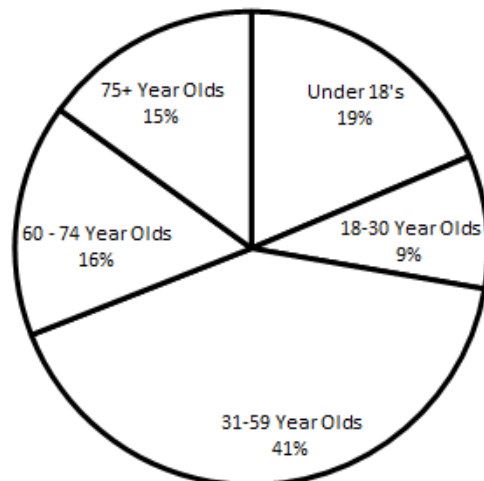
Average Household Income: £49,700

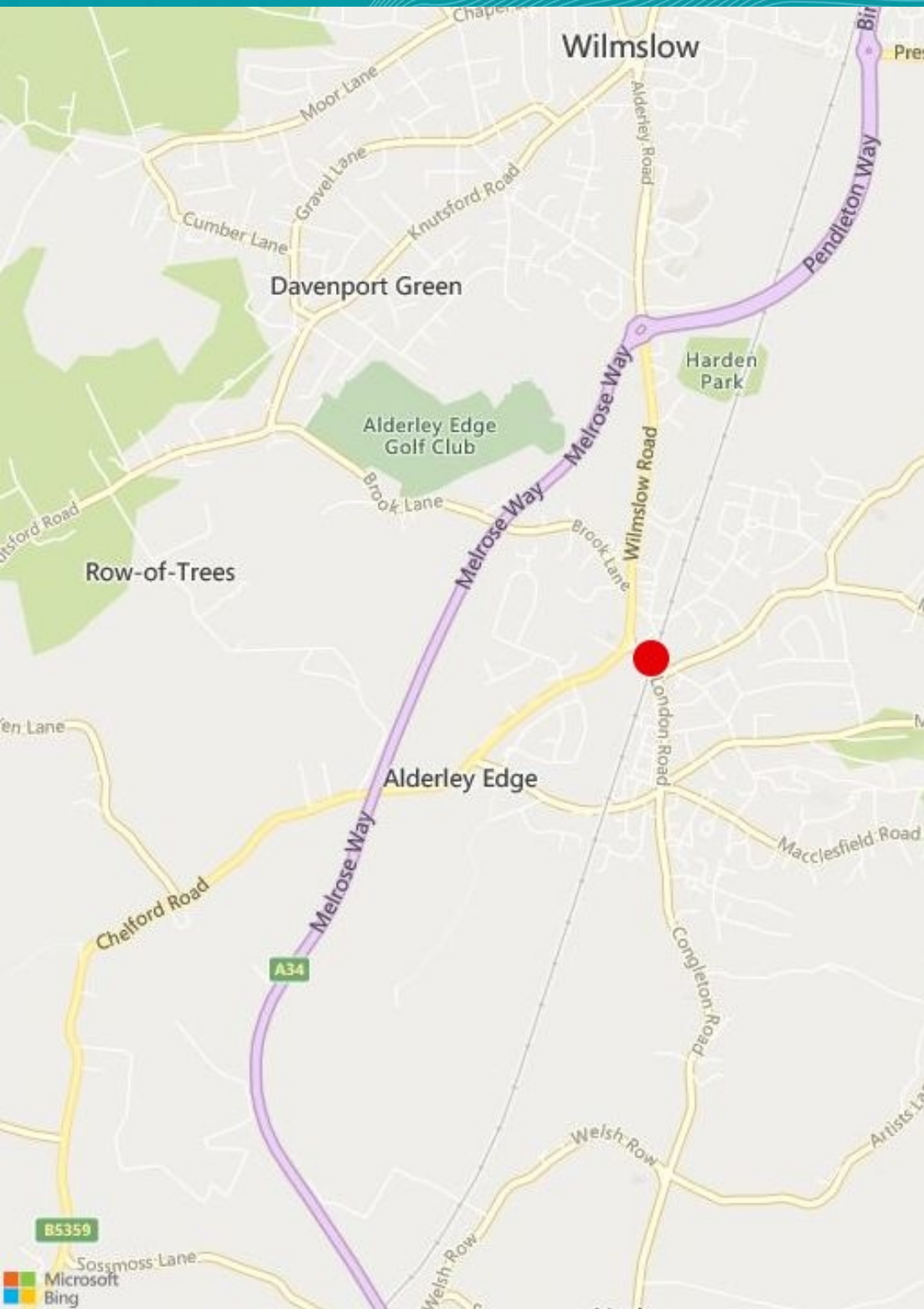
Typical Occupation: Professional Occupations

Households with no car: 13%

Level 4 Qualifications or above: 47.9%

Total Population : 4,780





TERMS

An effective full repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The Landlord is inviting interested parties to put forward a rental offer based on % of turnover subject to a Minimum Guaranteed Rent.

BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

EPC - TBC

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Joe Simms
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NORTHERN

Letting FAQ's

- **Lease Length**
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**
Northern Trains Limited
- **What is the service charge and insurance?**
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.