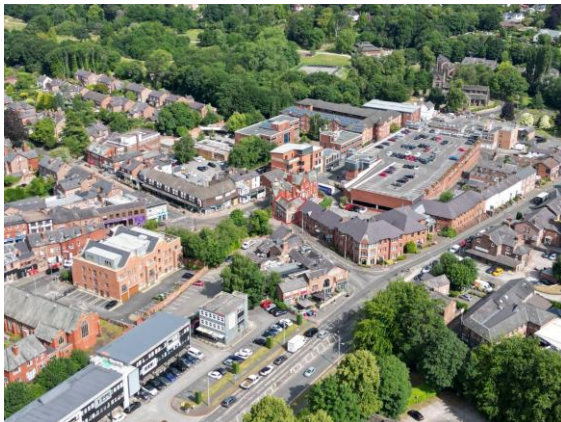


2, BANK SQUARE, WILMSLOW, SK9 1AN



RENT

£42,500 per annum.

SIZE

Basement: 597 sq ft
Ground Floor: 1,367 sq ft
Total: 1,964 sq ft

INSURANCE

Currently £2,437 per annum

BUSINESS RATES

Rateable value: £27,750

LOCATION

Wilmslow is an attractive and affluent Cheshire town, located 10 miles south of Manchester city centre. The property is located in a prominent position on the corner of Bank Square, between its junctions with Swan Street and Church Road, and less than 300m from Wilmslow train station. Nearby occupiers include Waitrose, NatWest, Boots, Caffè Nero, Waterstones, Clarks, Holland & Barratt and Specsavers.

DESCRIPTION

Bank Square is one of the most recognisable and characterful buildings in Wilmslow. The property is arranged on basement and ground floor only.

LEASE

The property is available on a new effective FR&I lease for a term of years to be negotiated.

LEGAL COSTS

Both parties will be responsible for their own legal costs.

VAT

All prices and outgoings are liable for VAT.

EPC

An EPC is available on request.

VIEWINGS

Strictly by appointment with Williams Sillitoe on 01625 800066 or contact Simon Gardner at sg@willsill.co.uk