



123 Wilmslow Road

Handforth, Wilmslow, SK9 3HX

Freehold Retail Property, with 1st Floor Apartment.

1,577 sq ft
(146.51 sq m)

- Vacant Retail Premises
- Freehold Includes Tenanted 1st Floor Residential.
- Located in the heart of Handforth.
- Main Road Frontage with significant passing trade.
- Large Retail Unit with good ancillary storage space.

123 Wilmslow Road, Handforth, Wilmslow, SK9 3HX

Summary

Available Size	1,577 sq ft
Price	Offers in the region of £400,000
Rates Payable	£4.27 per sq ft
Rateable Value	£13,500
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

The property comprises a vacant ground floor retail unit with additional store areas to the rear. The sale also includes a first floor apartment that is let on an Assured Shorthold Tenancy.

The retail unit has good frontage onto Wilmslow Road providing great prominence, the ground floor consists of a large open plan retail space with rear stores and a further large store room accessed via the rear. The first floor apartment is a two bedroom apartment with a kitchen, living room and bathroom.

Location

The property is situated in the centre of Handforth fronting Wilmslow Road, the main thoroughfare through Handforth. Surrounding retailers include, Betfred, Ladbroke's, Greggs as well as the Paddock Retail Parade which includes Costa, Tesco Express, Subway and Peter Herd Bakery as well as a number of local independent retailers.

Handforth sits 10 minutes from Wilmslow, Bramhall and Cheadle in Cheshire. Wilmslow Road connects with the A555 Eastern Link Road, providing great connectivity to Manchester Airport and Junction 5 of the M56 Motorway the wider south Manchester area.

Accommodation

The accommodation comprises the following areas:

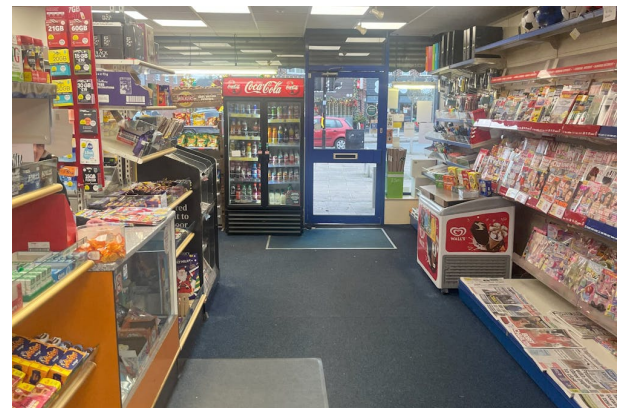
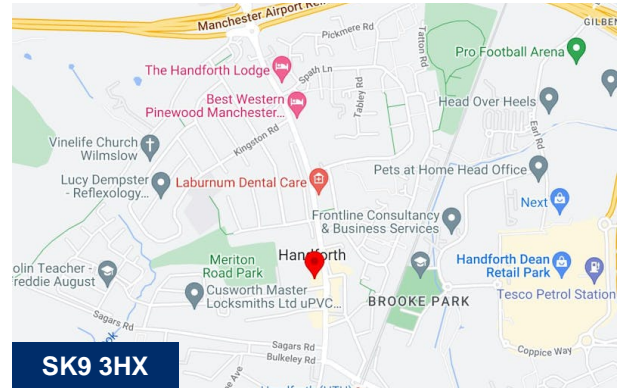
Name	sq ft	sq m	Availability
Ground - Retail and Stores	892	82.87	Available
1st - Residential	685	63.64	Occupied
Total	1,577	146.51	

Viewings

Strictly by appointment with sole agents Hallams Property Consultants

Terms

The property is available by way of a freehold disposal.



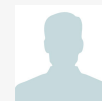
Viewing & Further Information



Anthony Howcroft

01625 262222 | 07801 850212

ahowcroft@hallams.com



Jack Hallam

01625 262222

Jhallam@hallams.com