

# TO LET

## Prominent Corner Retail Unit

3,032 SQ FT ( 281.68 SQ M )



**52 LONDON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7DZ**

### LOCATION

This unit occupies a prominent corner location on the junction of London Rd and George St at the gateway to South Manchester's most affluent suburb. The property is located close to a number of well-known occupiers including Café Nero, Costa Coffee and numerous high quality independent retailers. There is also a large Waitrose supermarket and Tesco convenience store in the town together with several public car parks located nearby and ample on street parking.

### DESCRIPTION

The property is a former NatWest bank and provides excellent open ground floor, fully air-conditioned selling space with a generous sized basement and staff/welfare accommodation at first floor.

|                  |                           |
|------------------|---------------------------|
| Internal Width – | 48.8 ft (14.87 m)         |
| Ground Floor –   | 1,824 sq ft (169.45 sq m) |
| Basement –       | 992 sq ft (92.15 sq m)    |
| First Floor –    | 216 sq ft (20.06 sq m)    |

- Affluent South Manchester Suburb
- Extensive Retail Premises
- Prominent Corner Location

**Edwards.**

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### TERMS

The property is to be made available by way of an effective FR&I Lease for a term of years to be agreed.

### RENT

Rental offers in excess of £60,000 pa are invited.

### USER

Class E.

### RATEABLE VALUE

£36,750 effective from 1<sup>st</sup> April 2026. Interested parties are advised to make their own enquiries with the Local Rating Authority.

### EPC

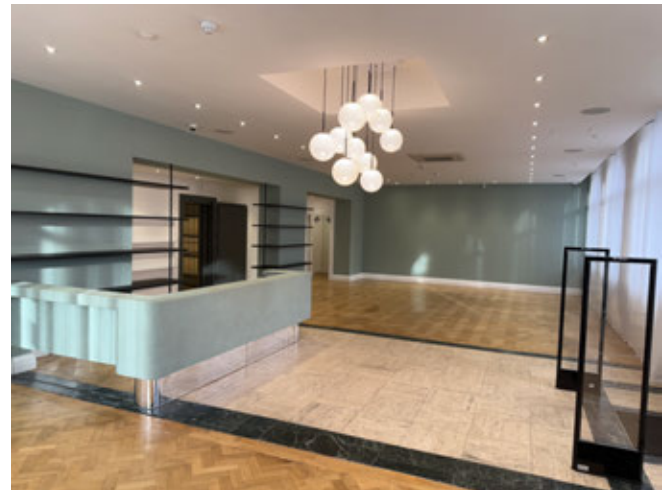
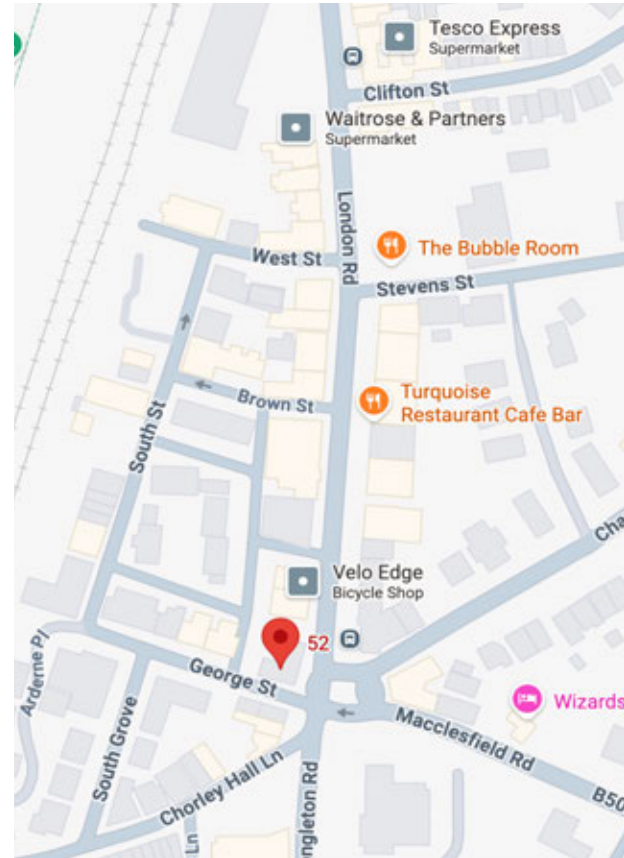
An EPC will be provided on request.

### LEGAL COSTS

Each party is to bear their own costs incurred in the transaction.

### VAT

VAT will be charegable on the rent.



### VIEWING

Strictly by appointment with the sole letting agents FAO Alun Jones on 07710 081 796 or Nigel Hunter. Alternatively, call Samantha Booth at our office on 0161 833 9991.

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Edwards.**