



82 Chapel Lane, **Wilmslow, Cheshire, SK9 5JH**

FOR SALE Upon instructions of the Joint Fixed Charge Receivers

FREEHOLD COMMERCIAL INVESTMENT

CONTACTS

James Ashworth/Amy Selfe

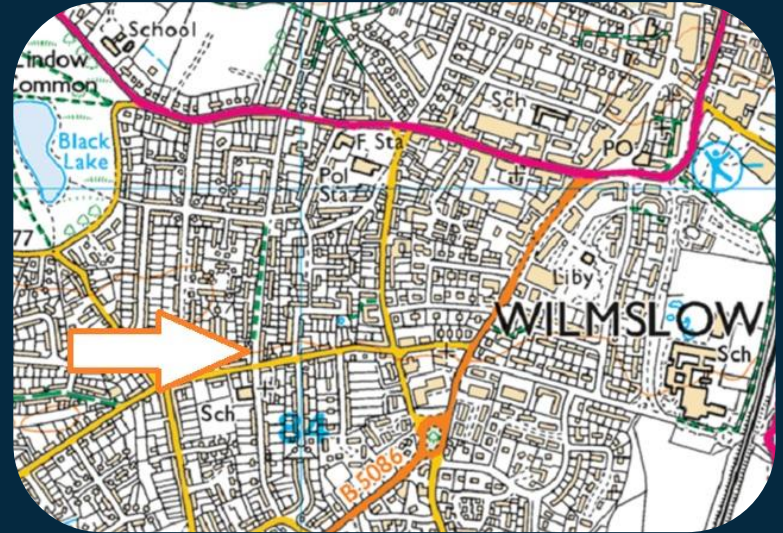
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KEY CONSIDERATIONS

- Located in Wilmslow, a popular and affluent town
- Residential area 0.5 mile from town centre
- Established local neighbourhood retail/commercial location
- Rent Reserved £24,000 per annum
- Accommodation approximately 110 sq.m (1.184 sq. ft)
- Freehold
- Offers invited in excess of £325,000



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LOCATION

Wilmslow is considered one of the best places to live in the UK, particularly for those who enjoy a mix of suburban and semi-rural living. It has excellent rail connections to Manchester (around 20 minutes) and London (just over 2 hours). and Manchester Airport is also nearby. It also close to the Cheshire countryside and the Peak District and the town centre has designer shops, independent boutiques, and plenty of good restaurants, bars, and cafés. The subject is located approximately 0.5 mile from the town centre in a residential area, amongst a selection of mainly local retailers and other commercial users.

DESCRIPTION

The property comprises a mid-terrace retail unit, currently trading as a flotation tank and wellness centre. Internally at ground floor there is a reception area, two therapy rooms with flotation tanks and showers, a rear customer waiting area and WC. At first floor the tenant is refurbishing the space to provide an additional therapy room, with an infrared sauna and a cold plunge tank. At the rear of the property the boundary extends to include a rear garden area. To the front there is forecourt parking.

ACCOMMODATION

The property has the following gross internal area:

Ground Floor:	70 sq. m	(753 sq. ft)
First Floor:	40 sq. m	(431 sq. ft)

TENURE

The property is held freehold on Title CH340435.

TENANCIES

The property is sold subject to a lease to Float Therapy Limited for a term of 5 years from 25th February 2022 at a rent of £24,000 per annum.



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EPC

Energy Asset Rating is C.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers over £325,000 are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE



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