
TO LET

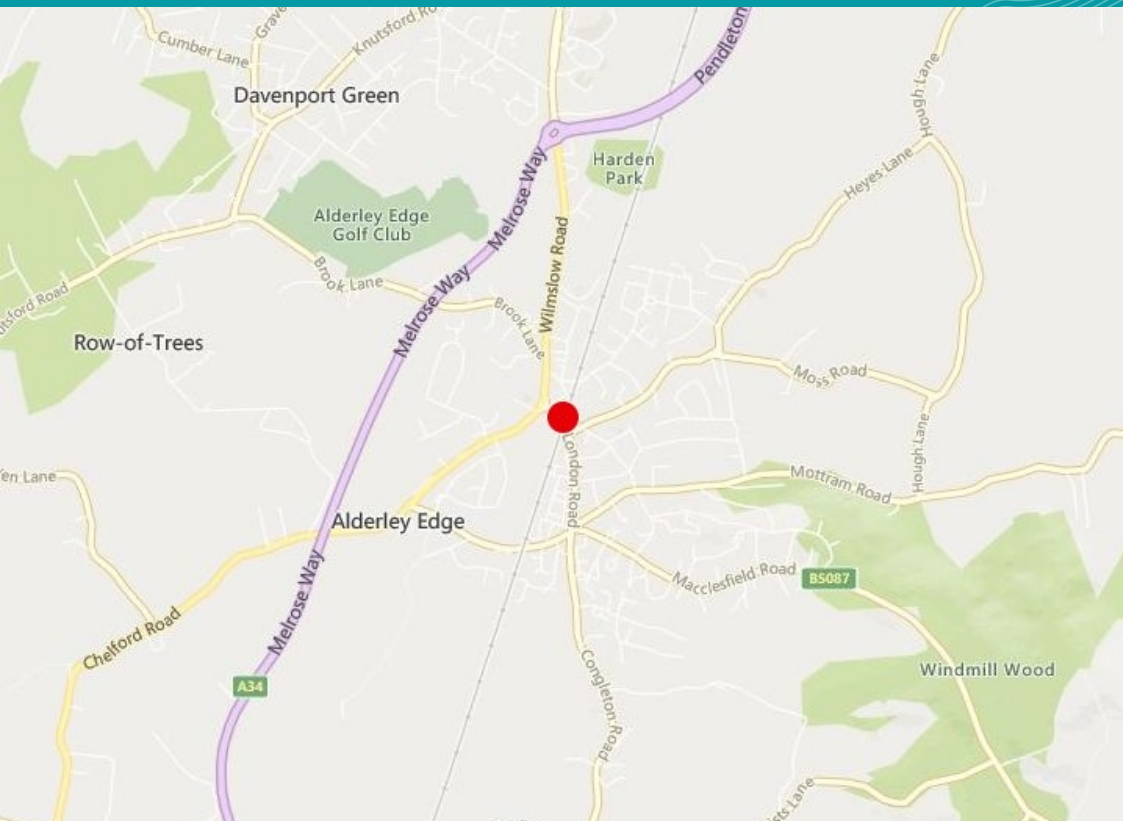
- ✔ Ground floor commercial unit
- ✔ Suitable for a coffee shop/catering or other use
- ✔ The station sits in the heart of the village
- ✔ Potential to tap into station and non station footfall
- ✔ Planned refurbishment of space.



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

Commercial Opportunity

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



DESCRIPTION

On behalf of Northern, the opportunity is located within the main station buildings at the front of the station, currently used operationally by Northern. Northern are inviting a business proposal for a coffee shop/catering or other business use.

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. It is 13 miles south of Manchester Piccadilly and connects commuters to Crewe, Stockport and Manchester Airport.

The station has an annual footfall figure in excess of 284,800 pre-COVID.

EPC

EPC - TBC

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent.

SERVICE CHARGE & INSURANCE

The service charge will be the equivalent of 7.5% of the annual rent. The insurance rent will be the equivalent of 2.5% of the annual rent.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

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

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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