



## 82 Chapel Lane, Wilmslow, SK9 5JH

### Tenanted Investment Property

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,344 sq ft / 124.86 sq m
<b>Price</b>	£435,000 The asking price represents a gross initial yield of 5.5%.
<b>Business Rates</b>	Upon Enquiry
<b>BER Rating</b>	Upon enquiry

#### Key Points

- Current Rental Income £24,000 pa
- Lovely Village Location
- Affluent Sought After Area
- Parking to Front and Rear
- New Windows Installed

## Description

We are delighted to offer for sale a fully tenanted two storey mid terraced building with open forecourt parking to the front and rear yard.

The property was let in February 2022 to private individuals operating a float therapy centre, their website link is [www.float-therapy.co.uk](http://www.float-therapy.co.uk) Internally the accommodation comprises individual rooms to the ground and first floor, together with front reception area and wc and kitchen facilities.

The property would be an ideal purchase for private investors or for SIPP funds.

## Location

The property is located in Wilmslow, a thriving town and the third most affluent electoral ward in the whole of the country. The Wilmslow area is one of the most sought after residential locations in the UK and, together with Knutsford and Alderley Edge, forms part of Cheshire's "Golden Triangle." The town benefits from excellent communications with junction 6 of the M56 motorway being within 5 miles. In addition, the A34 dual carriageway provides a direct link to junction 3 of the M60, and a number of outlying areas.

The property is situated on the outskirts of the Town Centre within an established and well-regarded residential area comprising mainly local retailers in the immediate vicinity.

## Services

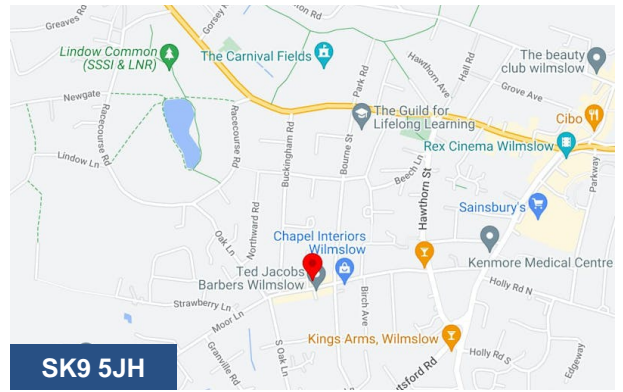
Mains electricity, water and drainage are connected.

## Tenancy Information

The property is let to private individuals for a term of 5 years from 25th February 2022, at a current rent of £24,000 per annum. There is a rent review and tenant only break in February 2025.

## Asking Price

£435,000.



## Viewing & Further Information



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