

**55 CHAPEL LANE,  
WILMSLOW, CHESHIRE SK9 5JH  
FOR SALE - £600,000**



**PART INVESTMENT OPPORTUNITY  
MIXED USE PROPERTY COMPRISING RETAIL UNIT  
PLUS, A SELF CONTAINED 1 BED FLAT ABOVE AND  
A 2 BED RESIDENTIAL PROPERTY TO THE REAR  
OFFERING APPROXIMATELY 185.8 SQ.M (2,000 SQ.FT)  
WITH PARKING**

## GROUND FLOOR

### **COMMERCIAL UNIT (8.9m x 5.1m)**

Recently refurbished open plan retail unit, comprising

### **STORE ROOM (2.6m x 2.1m)**

### **WC**

### **INNER REAR HALLWAY**

## FIRST FLOOR ACCOMMODATION

A one bedroom self-contained first floor flat accessed via a separate door located to the side of the retail unit. With the benefit of double glazed windows and comprises of lounge, kitchen, bedroom and bathroom.

## GROUND FLOOR ACCOMMODATION TO THE REAR OF THE PROPERTY

Accessed via an entrance door located under the carport.

### **RECEPTION ROOM/OFFICE (4.6m x 3m)**

With patio doors leading onto the rear garden

### **LOUNGE/DINING ROOM (3.8m x 3.5m plus 3.8m x 2.3m)**

Split level layout with full height window overlooking the rear garden and Juliette balcony

### **KITCHEN (3.4m x 2.2m)**

### **BEDROOM 1 (4.6m x 3.1m)**

### **BEDROOM 2 (3.2m x 2.5m)**

### **BATHROOM (3.7m x 1.9m)**

Comprising of a white 3-piece suite and separate shower cubicle. Part tiled walls.

**RATEABLE VALUE** - £11,500 per annum

**COUNCIL TAX** – 55a Chapel Lane & 55b Chapel Lane – Cheshire East - Band B

## **ENERGY PERFORMANCE CERTIFICATE**

Retail Unit – Energy Rating B – Certificate Number- 0490-0830-9142-2191-2006

55A Chapel Lane – Energy Rating F- Certificate Number -9350-2952-4290-2802-5175

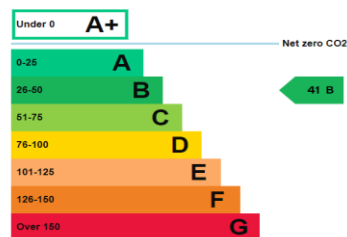
55B Chapel Lane – Energy Rating E – Certificate Number – 2332- 9829-2209-0528-1206

## **VIEWING**

Strictly by appointment through Thomas Willmax on 0161 905 3555

### **Energy rating and score**

This property's energy rating is B.

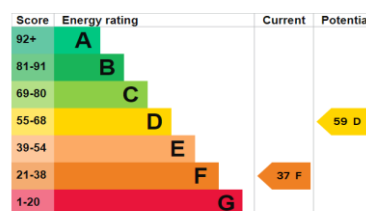


55 Chapel Lane

### **Energy rating and score**

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

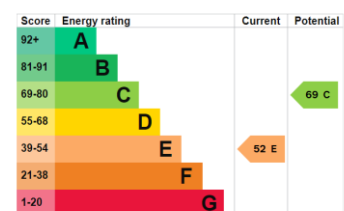


55a Chapel Lane

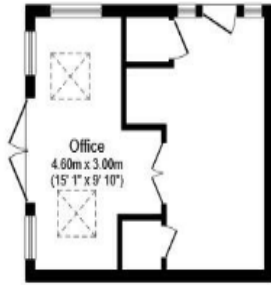
### **Energy rating and score**

This property's energy rating is E. It has the potential to be C.

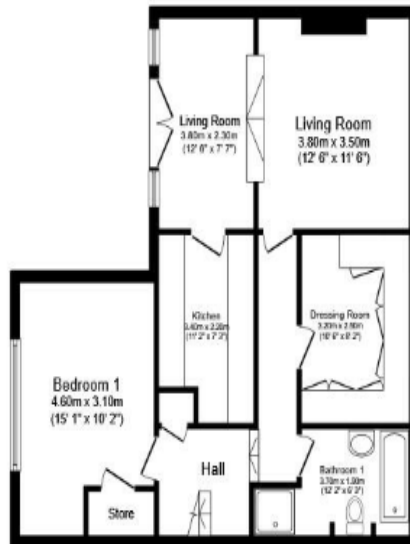
[See how to improve this property's energy efficiency.](#)



55b Chapel Lane



**Ground Floor**



**First Floor**



**Flat**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

