

PRIME SHOP TO LET



38 HIGH STREET, NANTWICH, CW5 5AS

LOCATION

Nantwich with a population of approximately 14,045 persons is a medieval market town in Cheshire. The town is located approximately 4.6 miles south west of Crewe, 17 miles south of Northwich, 18 miles north west of Stoke and 45 miles south of Manchester.

The town is famous for its medieval timbered buildings making it a popular centre for tourism and is known for its International Cheese Show and Food Festival.

SITUATION

The property occupies a prime location on the pedestrianised High Street at the point immediately adjacent to NatWest on the right and Chatwins Bakery on the left.

The town is popular with national retailers, with nearby occupiers including Clarks, Holland & Barrett, The Works, WH Smith, Joules, Boots, Timpson, Caffè Nero & Costa Coffee.

DESCRIPTION

The property is Grade II Listed and comprises a well configured ground floor shop with first and second floor ancillary and basement.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	9.22m	30'5"
Net Frontage	7.90m	25'11"
Width at front	8.40m	27'7"
Width at rear	14.40m	47'3"
Shop Depth	31.47m	103'3"
Ground Floor Sales	283.82 sq.m	3,055 sq.ft
ITZA		1,120 units
First Floor Ancillary	293.95 sq.m	3,164 sq.ft
Second Floor Ancillary	81.10 sq.m	873 sq.ft
Basement	59.18 sq.m	637 sq.ft

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£58,000 per annum exclusive**.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £51,000

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (72).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

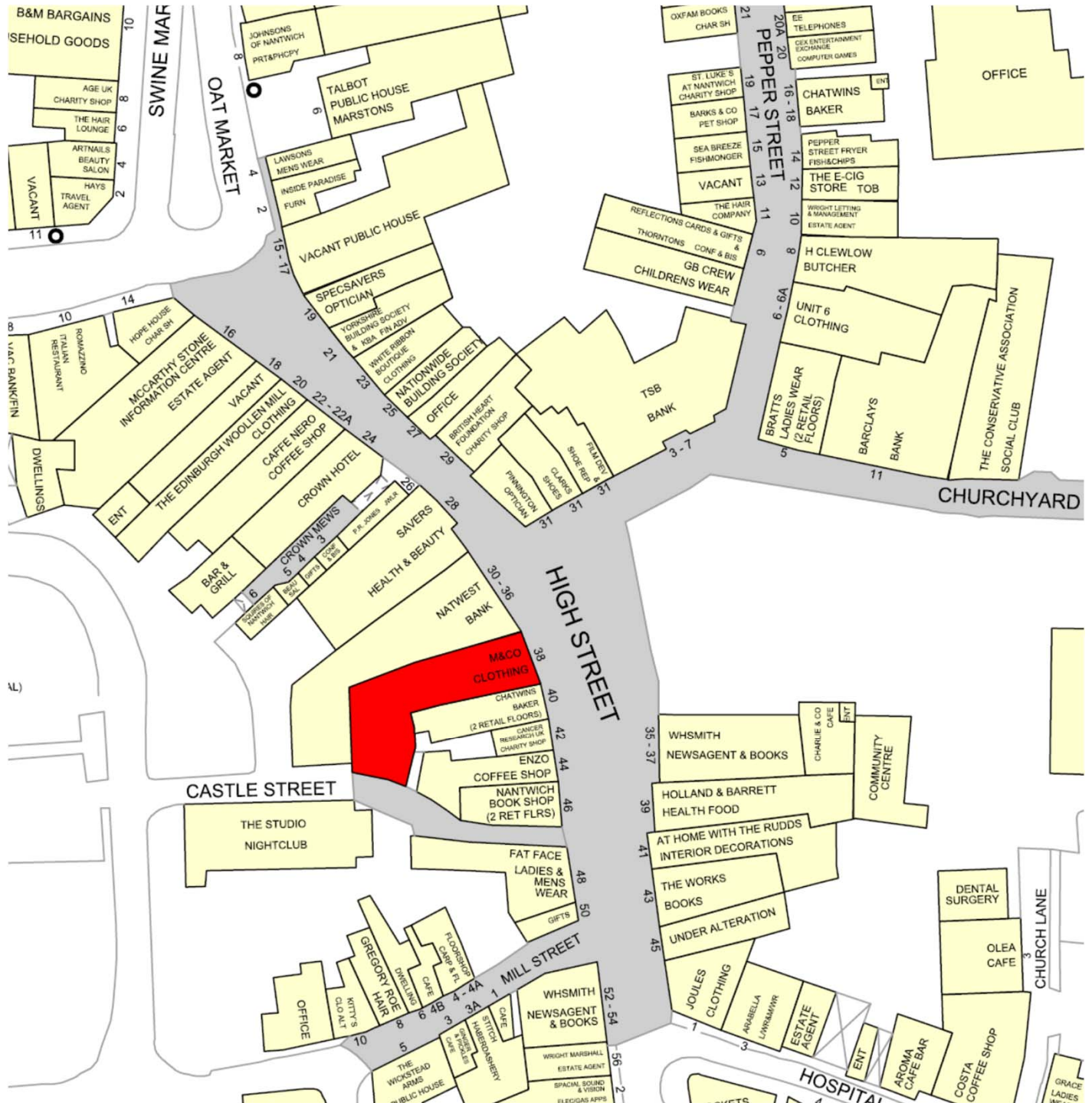
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Subject to Contract
Jun 23



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.