



**No's 2 & 4 Pepper Street,
Nantwich, Cheshire CW5 5AB**



FOR SALE
MIXED USE DEVELOPMENT OPPORUNITY IN
PRIME MARKET TOWN LOCATION

**Planning consent for conversion of first and second upper floors to 4 individual flats.
Total floor area of building 6,910 sq.ft. (641.95 sq.m)**

Location:

The retail unit is in the town of Nantwich, which boasts a population of 17,000 most famous for it being thriving market town with one of the highest concentrations of listed Tudor and Georgian buildings in England. Nantwich is ideally located in the south of Cheshire close to the M6 and A51 connecting to Chester.



Situation:

The property is situated on the pedestrianised Pepper Street connecting to High Street and Beam Street. The unit overlooks the Churchyard Side and is within the popular and thriving market town of Nantwich. The premises occupies a corner prime trading position with nearby traders including TSB Bank, Thorntons, Clarks plus numerous A5 and A3 users.

Accommodation:

Gross Frontage 54'

Store Depth 52'

Ground floor

Sales 2,637sq. ft (244. 98 sq.m)

1st/2nd floors

Sales 4,273 sq. ft (396. 97 sq.m)

Total: 6,910 sq. ft (641.95 sq.m)



Planning:

Planning: Application 22/3591/N consent given for the conversion of first and second upper floors to 4 individual flats. Copy of planning consent available from <https://www.cheshireeast.gov.uk/planning/planning.aspx>

Services:

Gas fired central heating. Automatic lift serving all floors

Sale Price:

Offers over £1 million

Tenure: Freehold

Rateable Value: £50,500

Business Rate: 2022/2023 51.2p

EPC: Available upon request.

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

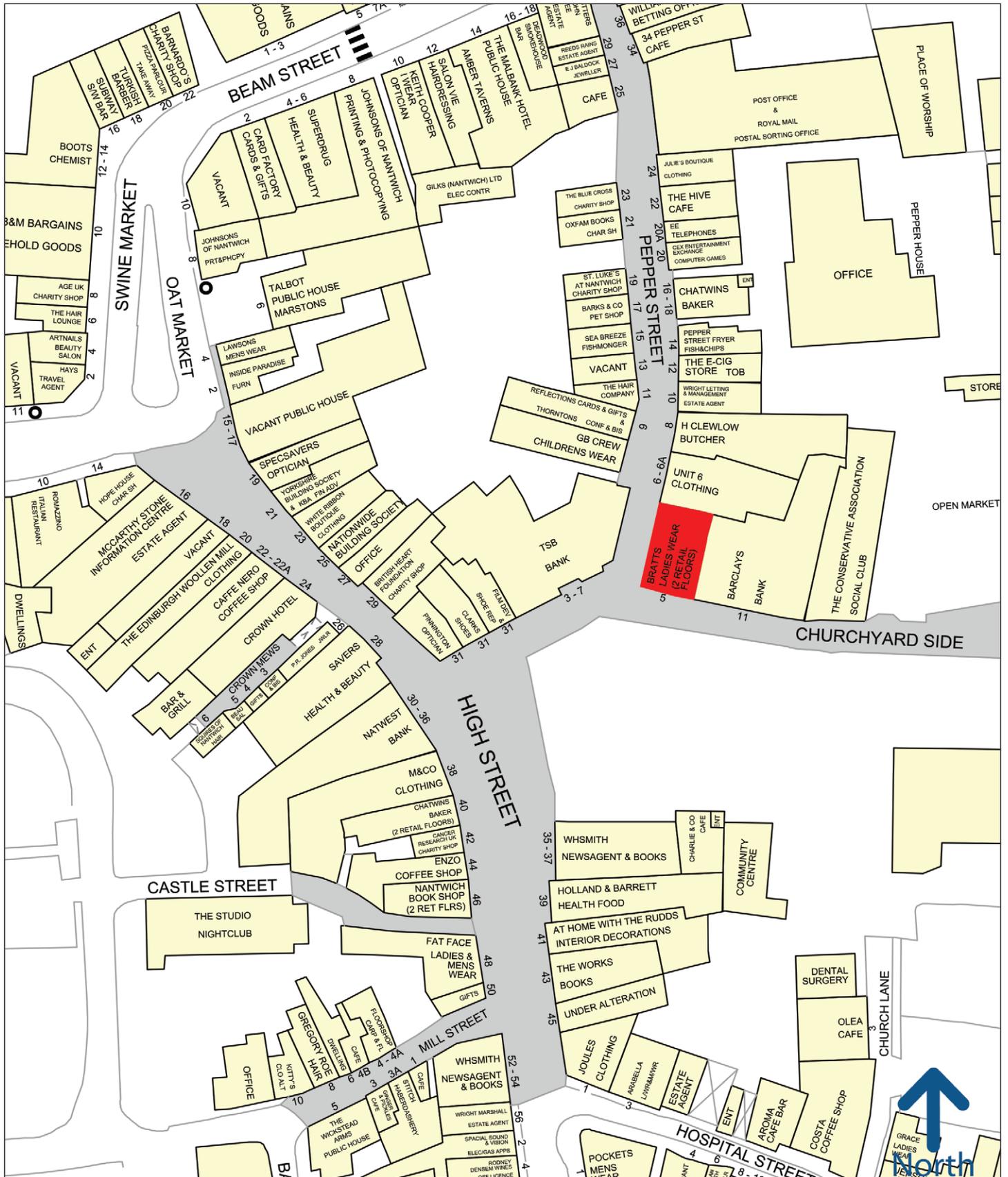
John G. Fifield FRICS

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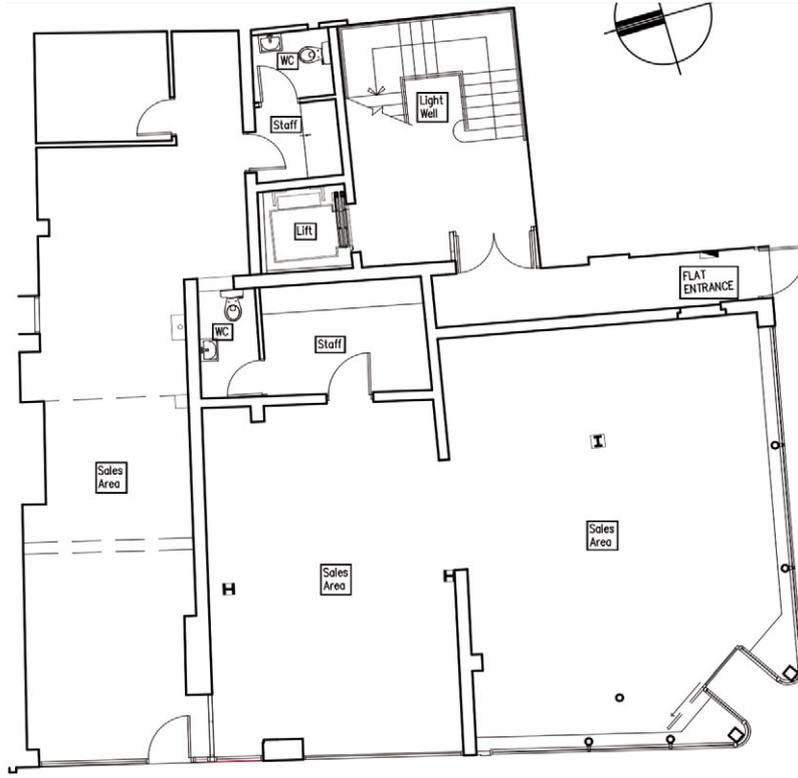
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SUBJECT TO CONTRACT

JGF/VGM/JUNE23



Proposed



Proposed

