

**18 High Street, Nantwich, Cheshire CW5 5AS**



**Prime High Street Ground Floor Retail Unit**  
Totalling 113.3 sq m (1,220 sqft)





## 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 within the pedestrianised section of High Street and has frontage to Swinemarket in popular and thriving market town of Nantwich. It occupies a prime trading position with nearby traders including Café Nero, Specsavers, WHSmith, Harrisons Café Bar and Nationwide together with numerous A5 and A3 users..

## Accommodation:

The property is ground floor only with no upper floors.

## Total Floor Area:

Ground floor 113.3 m<sup>2</sup> (1,200 ft<sup>2</sup>)  
sales

**Total:** 11.3 m<sup>2</sup> (1,200 ft<sup>2</sup>)

## Rental:

£25,000 per annum.

## Rateable Value:

£

## EPC:

Available on request.

## Lease Terms:

The retail unit is available on a minimum 3-year Full Repairing and Insuring Lease.

## Legal Costs:

Each party is to be responsible for payment of their own legal costs incurred.

## VAT:

We understand the property has been elected for VAT and VAT will be payable.

## Inspection:

Strictly by sole agents only.

## Contact:

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## SUBJECT TO CONTRACT

OB/VGM//OCT2020

