

**8 High Street, Nantwich, Cheshire
CW5 5AW**



TOWN CENTRE SHOP WITH FIRST FLOOR STORAGE

Totalling 162 m² (1,745 ft²)

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 High Street close to the pedestrianised section of High Street. The unit is close to Bowers Row car park within the popular and thriving market town of Nantwich. The unit occupies a prime trading position with nearby traders including Harrison's Café, Regis Hair, Hays Travel, B&M Bargains, Boots the Chemist, Subway together with numerous A5 and A3 users.

Description:

The Property comprises a ground floor shop.

Accommodation:

Ground floor 95.13 m² (1,024 ft²) sales

First floor office, Kitchen & WCs 66.98 m² (721 ft²) sales

TOTAL 162.11 m² (1,745 ft²)

Rental:

£24,000 per annum

Rateable Value:

£20,500



EPC:

Available on request.

Lease: Terms:

The retail unit is available on a new Full Repairing and Insuring for a minimum of 3 years.



Legal Costs:

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

VAT:

Not applicable.

Inspection:

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SUBJECT TO CONTRACT

JGF/VGM/MAY2022

