

NANTWICH

35/37 HIGH STREET, CW5 5DB

PRIME CORNER SHOP UNIT TO LET

LOCATION

The property occupies a prime trading location at the junctions of Churchyard Side and High Street. Nearby multiple retailers include **Holland & Barrett, The Works, Joules, WH Smith, Fat Face, Chatwins, Natwest, Savers, Timpsons** and **Loungers**.

ACCOMMODATION

The premises are arranged on ground and first floors with the following approximate areas and dimensions:-

Description	ft/sq ft	m/sq m
Gross frontage (High Street)	37'0"	11.3m
Window frontage (High Street)	32'6"	9.9m
Return frontage (Churchyard Side)	22'3"	6.8m
Internal width (maximum)	32'1"	9.8m
Ground floor sales	1,573 sq ft	146.1 sq m
First floor stock	496 sq ft	46.07 sq m
First floor ancillary	1,459 sq ft	135.54 sq m
TOTAL	3,528 sqft	327.67 sq m

NB: The property benefits from a substantial glazed return frontage and side servicing via Churchyard Side.



LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£50,000** (fifty thousand pounds) per annum exclusive.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	£43,000
UBR 2023/2024	49.9p

The latest Government Retail Relief Scheme gives qualifying retail, hospitality and leisure business a discount of **75%** saving on the rates payable from **1st April 2023** until **31st March 2024** up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Cheshire East Council (0300 123 5500).

EPC

The property has a rating of **D78 A** certificate and recommendations are available upon request.

PHOTOGRAPHS/PLANS

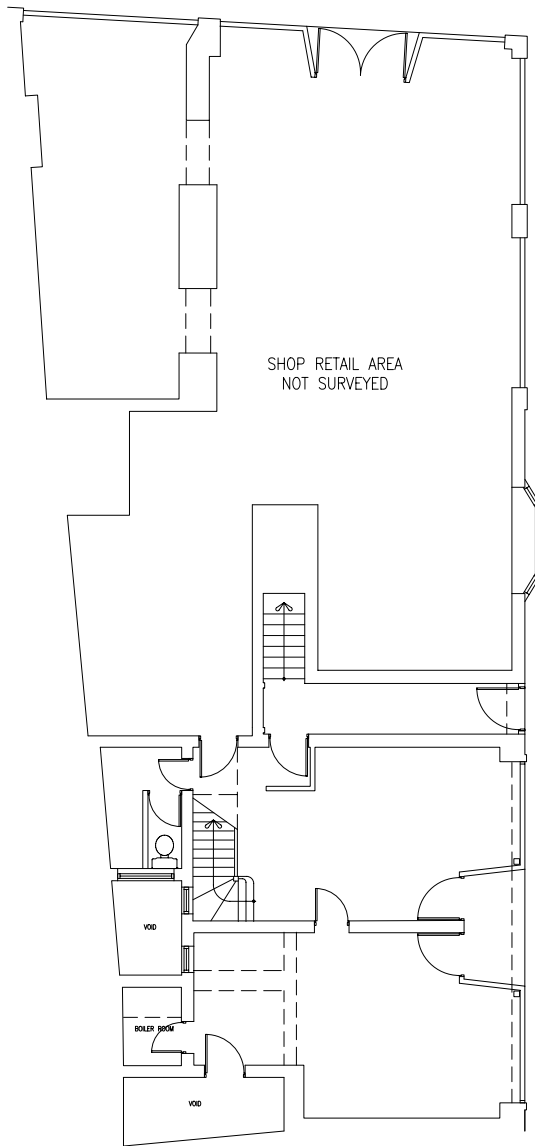
Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

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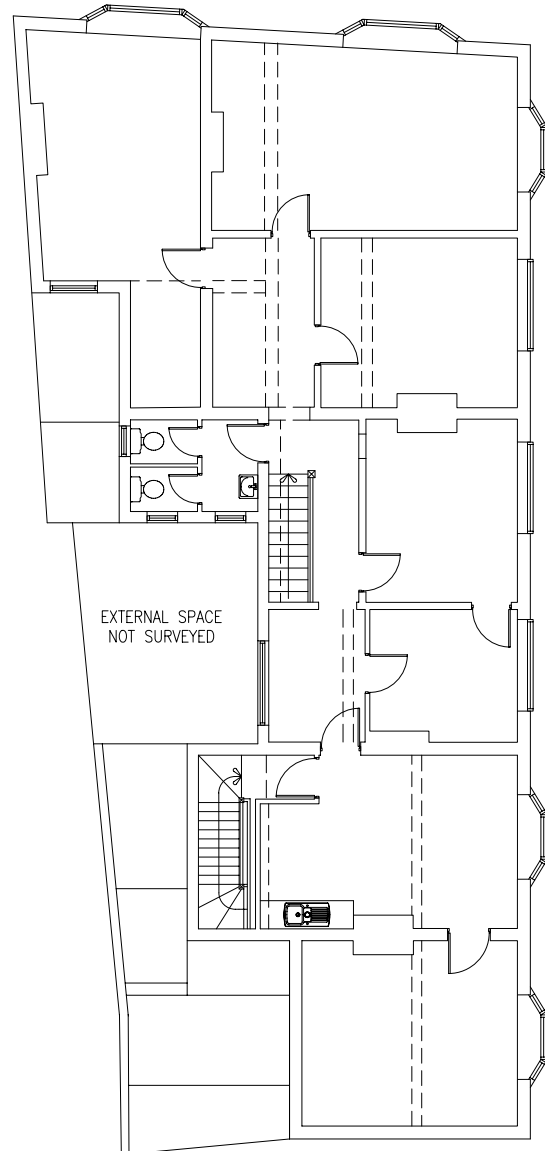
FLOORPLANS

High Street



Ground Floor

Churchyard Side



First Floor

VAT

We are advised by the landlord that the property has **NOT** been elected for VAT.

LEGAL COSTS

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

VIEWING

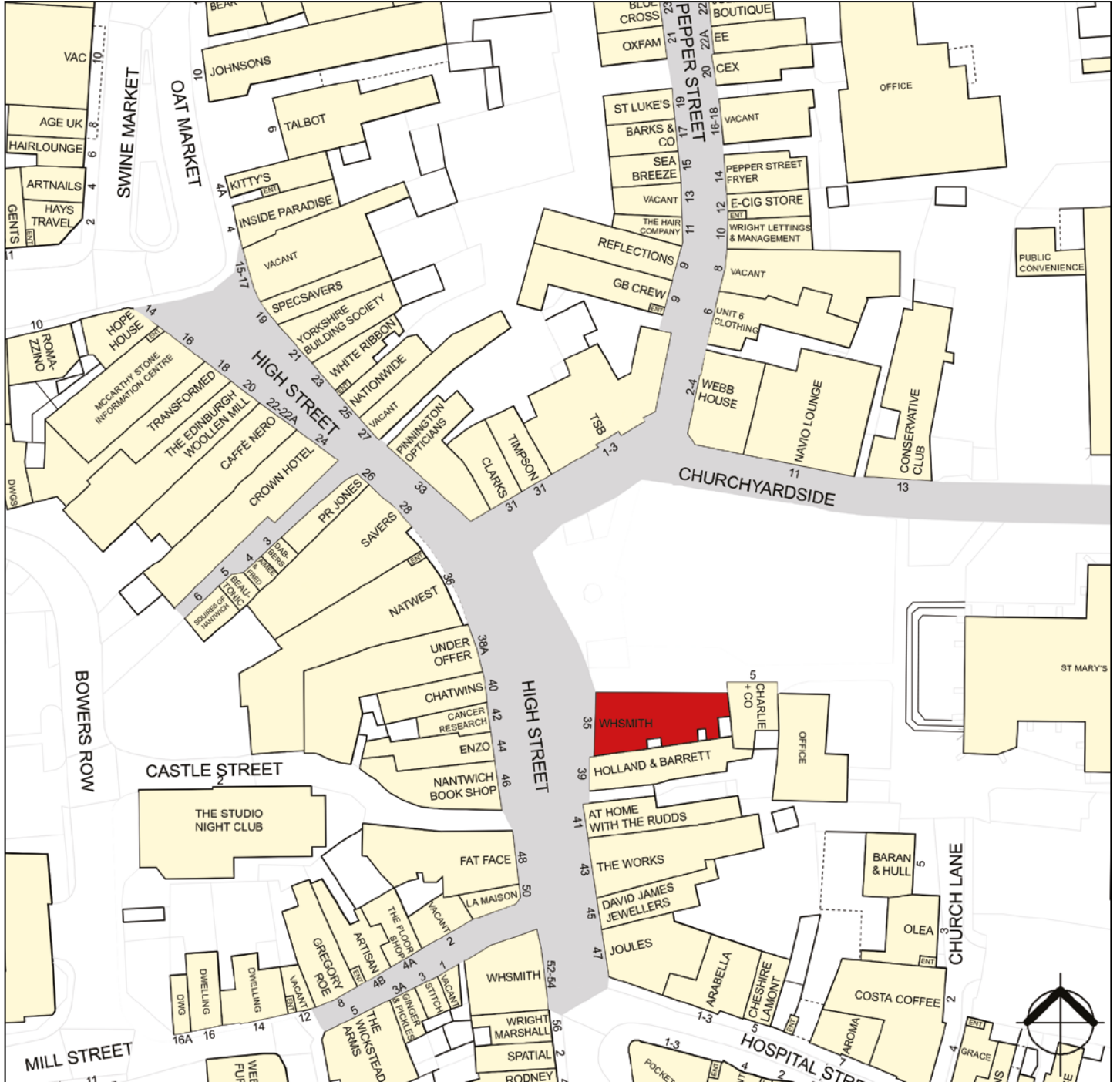
Strictly by appointment through:-
Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

E-mail: hugh@ocklestonbailey.co.uk

SUBJECT TO CONTRACT

HWO/ld220124



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