

TO LET

Legat Owen
CHARTERED SURVEYORS

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legatowen.co.uk



48 Beam Street, Nantwich. CW5 5LJ

- FIRST FLOOR OFFICE
- CLOSE TO NANTWICH TOWN CENTRE

576 SQ FT
(52.68 SQ M)



LOCATION

Nantwich is a prosperous market town in South Cheshire approximately 37 miles south of Manchester, 20 miles south east of Chester and 18 miles north west of Stoke. The town benefits from excellent communications and is situated at the junction of the A51, the A534 and the A500 providing direct access to Chester and Junction 16 of the M6 motorway. Manchester International Airport and Liverpool John Lennon Airport are both within a 45 minute drive to the town centre.

DESCRIPTION

The premises are located at first floor in a very prominent position on the south side of Beam Street close to its junction with Market Street and within easy reach of the several of the towns main car parks.

The entrance to the office is via Beam Street.

ACCOMMODATION

	Sq Ft	Sq M
Office 1	576	52.68

TERMS

The office is available on a new internal repairing and insuring lease at a commencing rental of £7,750 per annum

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the common areas currently £2,301 for year end 31 March 2020

BUSINESS RATES

We are advised that the premises has a Rateable Value of £5,600

Occupiers may be eligible for Small Business Rate Relief and enquiries should be made direct to Cheshire East

LEGAL COSTS

Each party will be responsible for their own legal costs

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D-97

VAT

VAT if applicable will be payable at the standard rate

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

VIEWING

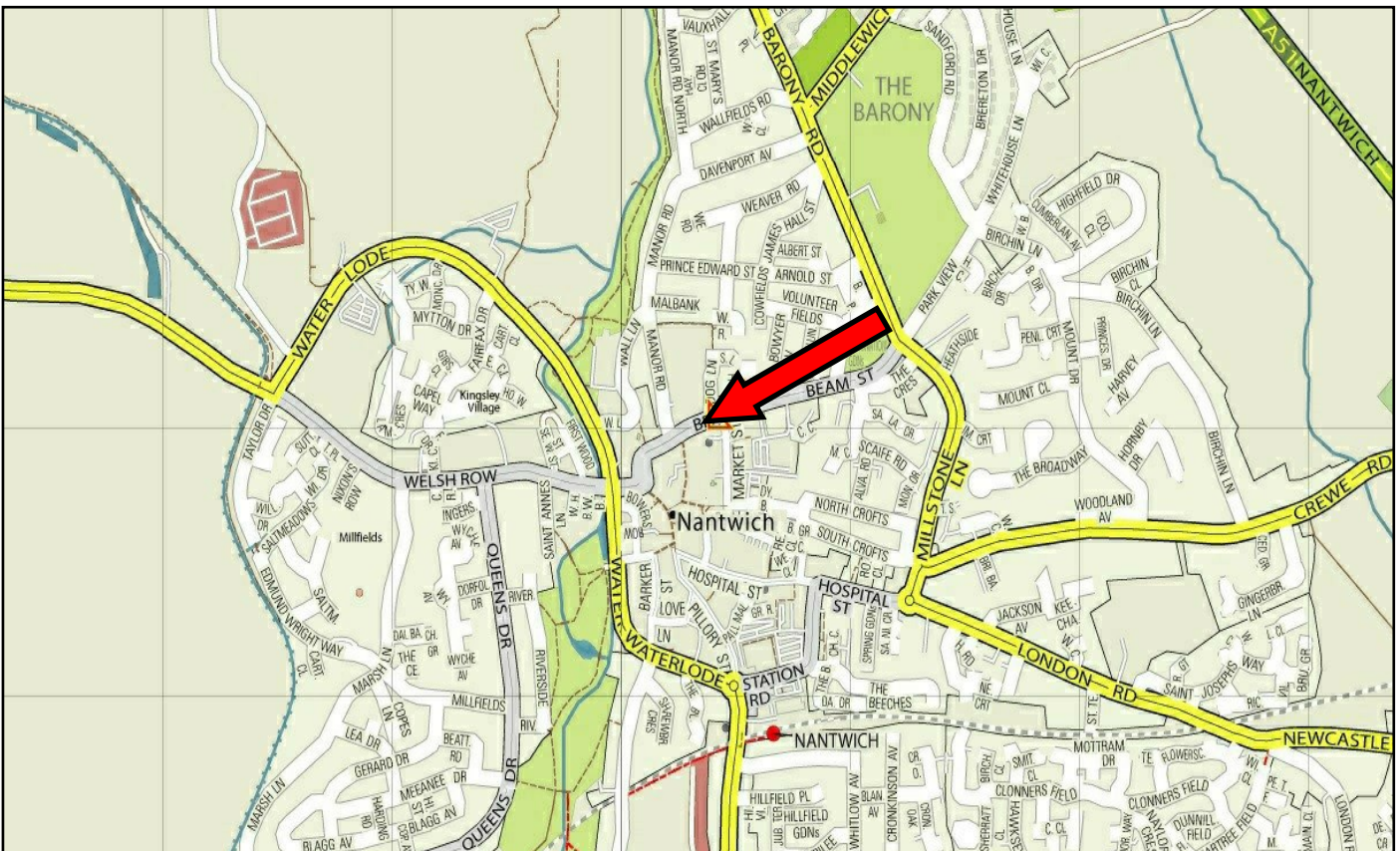
Strictly by appointment with Legat Owen

Contact Hannah Baker or Andy Butler

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January 2021 **SUBJECT TO CONTRACT**