

TO LET

LARGE RETAIL/LEISURE UNIT WITH A4 PLANNING

12 Lawton Road
Alsager
ST7 2AF



Location

Alsager is an affluent market town situated 1 mile from junction 16 of the M6 motorway and 4 miles from the A500, providing convenient road links to Knutsford, Macclesfield, Nantwich, Crewe, Hanley and the wider region.

These ground and first floor premises have a substantial frontage to Lawton Road in the heart of Alsager town centre adjacent to Scrivens Opticians. The town centre offers a range of quality independent shops, bars and restaurants, a weekly market as well as a Costa Coffee outlet, an ASDA supermarket and a large public car park.

Accommodation

The property was most recently operated as a pub/restaurant and is fitted to include the main bar, dining area and customer WC's at ground floor. The first floor has an additional bar, dining area, customer WC's and a large kitchen and cellar. There is a goods lift and a food hoist to the rear of the premises. Servicing is directly into a small holding area at the rear of the unit off a large service yard. The previous occupier had an external seating area at the front of the property via a pavement licence from the Local Authority.

The premises comprise the following approximate gross internal floor areas. **Please note that the premises could be subdivided to accommodate smaller size requirements. Contact the leasing agents for further information.**

Demise	Sq. Feet	Sq. Metres
Ground Floor	4,000	371.6
First Floor	4,000	371.6

Rent

Upon application.

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £69,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - B

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared August 2019

Viewing Strictly through the joint letting agents.

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