

TO LET

LegatOwen
CHARTERED SURVEYORS
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28 Pillory Street, Nantwich. CW5 5BD

- RETAIL UNIT OVER TWO FLOORS
- CLOSE TO NANTWICH TOWN CENTRE

674 SQ FT
(62.59 SQ M)



LOCATION

The premises are situated in the town centre of Nantwich. Nantwich itself is a prosperous Cheshire market town situated approximately 18 miles south west of Chester, 5 miles south west of Crewe and 7 miles from Junction 16 of the M6 motorway. Nearby occupiers include a variety of independent hairdressers and beauty salons, Pockets Menswear, Rodney Densem Wines and Clive Christian Interiors

DESCRIPTION

The premises comprise a self contained retail premises on ground and first floors.

ACCOMMODATION

The premises has the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice:

FLOOR	SQ M	SQ FT
Ground Floor Sales	40.41	435
First Floor including Kitchen	22.18	239
TOTAL	62.59	674

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £14,000 per annum

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of E-112

BUSINESS RATES

The premises has a Rateable Value of £8,500. Small Business Rate Relief should be applicable to this property and interested parties should make enquiries to Cheshire East Council

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

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

If applicable VAT will be payable at the standard rate

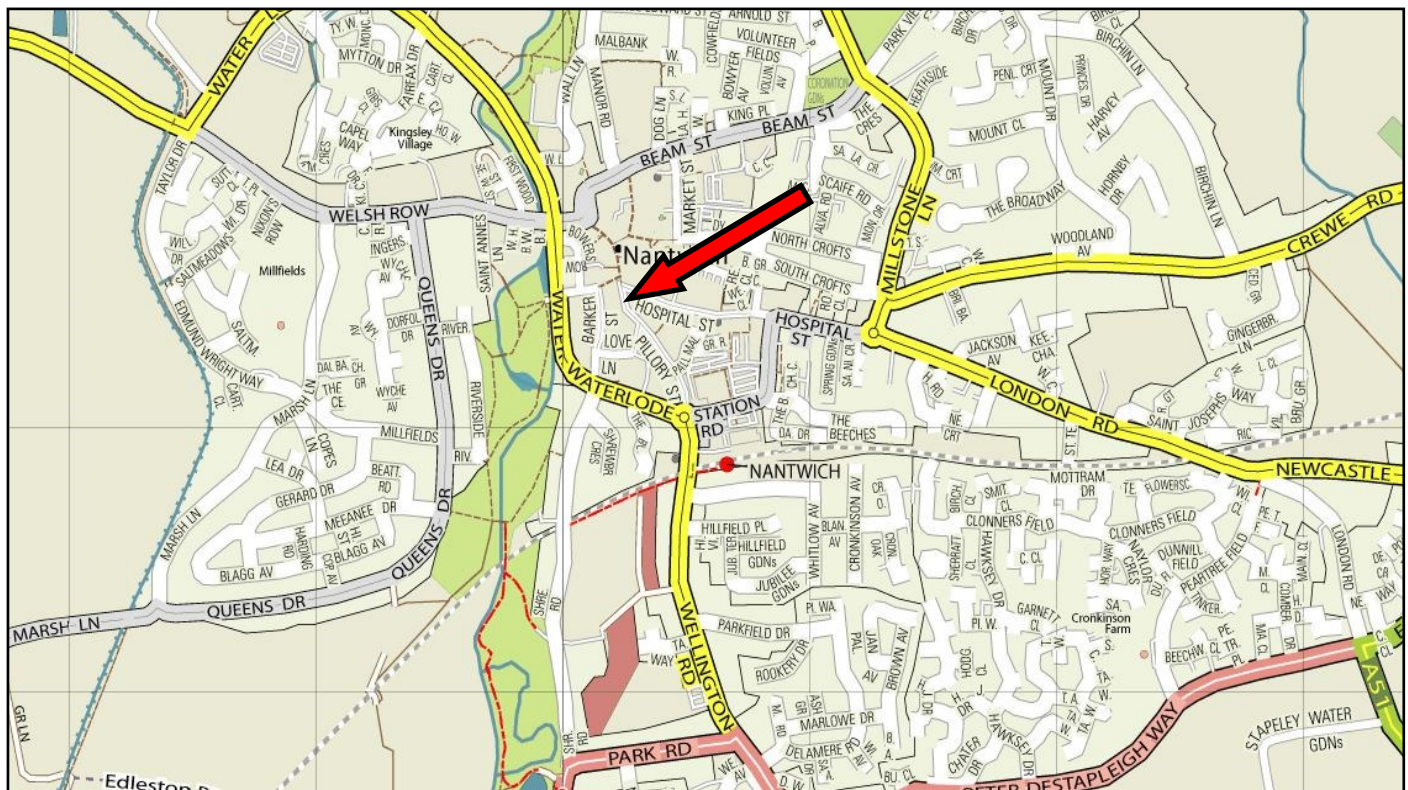
CODE FOR LEASING BUSINESS PREMISES

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
 Telephone: 01270 621001
 Email: hannahabker@legatowen.co.uk
 Email: andybutler@legatowen.co.uk





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August 2021 **SUBJECT TO CONTRACT**