

RORY MACK

ASSOCIATES

FOR SALE: **Reduced**

**£315,000**

**11-13 High Street**

Sandbach, Cheshire,  
CW11 1AH



- Fully let commercial investment premises split into four units
- Occupying a prime location in the town centre
- Within an affluent historic market town
- Let to three tenants and currently producing **£30,000 PAX**

• **\*\*Businesses Unaffected\*\***

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Rory Mack Associates Ltd.  
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Reg No. 6424169

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**GENERAL DESCRIPTION**

An end of terrace period property comprising four individual units of accommodation, occupied by three tenants and centrally located in the town centre. The property is constructed of rendered brick elevations with a mock Tudor frontage supporting a dual pitched tiled roof, most of which has recently been replaced. Internally the property comprises two self-contained ground floor shops, between which is a stair case providing access to the 1<sup>st</sup> floor accommodation which comprises a largely open plan art studio/workshop.

**LOCATION**

The property occupies an extremely prominent and central location in Sandbach town centre adjacent and opposite a wide range of local and national retailers and leisure operators. A Waitrose Supermarket is located towards the rear of the property which incorporates a large car park.

**ACCOMMODATION/TENANCY SCHEDULE**

**11A (Ground Floor Shop)** Sales Area: 318 sq.ft.  
Staff Room: 60 sq.ft.  
Kitchen: 57 sq.ft.  
WC: -  
**Total NIA: 435 sq.ft.**

Let to Fidenti Mortgages and Protection Limited from 1st August 2017 expiring 31st July 2020. The lease is composed on an IRI basis and the passing rent is £12,000 PAX throughout the term.

**13A (Ground Floor Shop)** Sales Area: 388 sq.ft.  
Store: 92 sq.ft.  
WC: -  
**Total NIA: 480 sq.ft.**

Let to Thornberry Ltd (Reg no 03587642) from 21st June 2015 expiring 20th June 2025. The Managing Director of the limited company is the guarantor. The lease is composed of an FRI basis, with rent reviews every three years (June 2018 outstanding) and the passing rent is £9,000 PAX.

**11B & 13B (First Floor Offices)** Office 1: 320 sq.ft.  
Office 2: 172 sq.ft.  
Office 3: 117 sq.ft.  
Office 4: 93 sq.ft.  
Kitchen: 31 sq.ft.  
Stores x 2: 167 sq.ft.  
WC's: -  
**Total NIA: 900 sq.ft.**

**11B:**

Let to Cheshire Arts for Health Limited Ltd (Reg no 08053622) from 25<sup>th</sup> July 2017 expiring 24th July 2020. The lease is contracted out of Sections 24 to 28 of the Landlord and Tenant Act 1954. The lease is composed of an FRI basis and the rent is £3,000 PAX.

**13B:**

Let to Cheshire Arts for Health Limited Ltd (Reg no 08053622) from 1st September 2015 expiring 31st August 2020. The lease is composed of an IRI basis and the rent is £6,000 PAX.p

**Total Rent Summary:**

**11A:** £12,000 PAX  
**11B:** £3,000 PAX  
**13A:** £9,000 PAX  
**13B:** £6,000 PAX  
**Total: £30,000 PAX**

**SERVICES**

Mains electricity, water and drainage are connected to each unit which is independently metered. Please note that no services have been tested by the agents.

**VAT**

The sale price is not subject to VAT.

Strictly by appointment through agents:

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### EPC

- 11A: Band D (Asset Rating 91)
- 11B: Band G (Asset Rating 218)
- 13A: Band C (Asset Rating 75)
- 13B: Band G (Asset Rating 178)

### RATEABLE VALUES

- 11A: £7,500
- 11B: £4,100
- 13A: £7,700
- 13B: £3,700

### TENURE

Available freehold, subject to contract and the existing leases.

### VIEWINGS

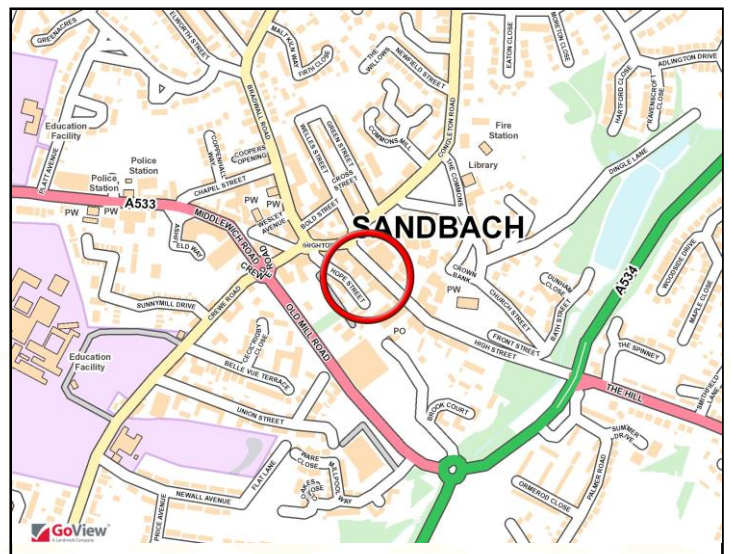
As the properties are occupied viewings must be accompanied and by way of prior appointment.

V02791/10062019

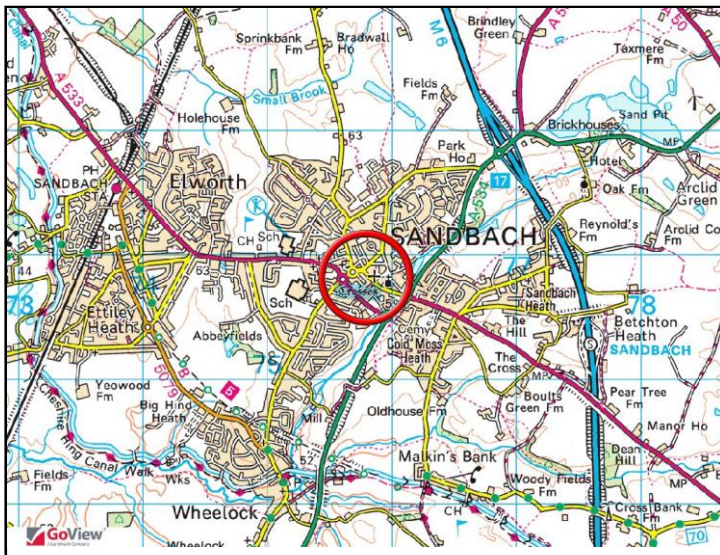
#### ORDNANCE MAP



#### STREET MAP



#### TOWN MAP



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