

RETAIL AND LEISURE

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk



NANTWICH - 12 Oat Market

PROMINENT RETAIL TO LET

LOCATION

The premises occupy a prominent position fronting Oatmarket at the junction with Swine Market and Beam Street, one of the main thoroughfares through Nantwich town centre.

The property is immediately adjacent to **Card Factory** and opposite **B&M** whilst other occupiers in the immediate vicinity include **Superdrug**, **Home Bargains** and **Subway**.

ACCOMMODATION

The property comprises of a ground floor retail unit with first floor ancillary accommodation with the following approximate areas and dimensions:-

Ground Floor Sales (NIA)	107.1 sq m	1,153 sq ft
First Floor (NIA)	106.5 sq m	1,146 sq ft

LEASE/RENT

The property is available to let by way of a new Full Repairing & Insuring lease at a commencing rental of **£35,000 per annum**

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D, 100. A copy of the certificate is available upon request.

ASSESSMENTS

Based on the VOA website we can confirm the property is assessed as follows:-

Rateable Value - £24,250

Small business rates may be available and interested parties are advised to make their own enquiries to Cheshire East Council on 0300 123 5013.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For more information please contact:

James Lutton

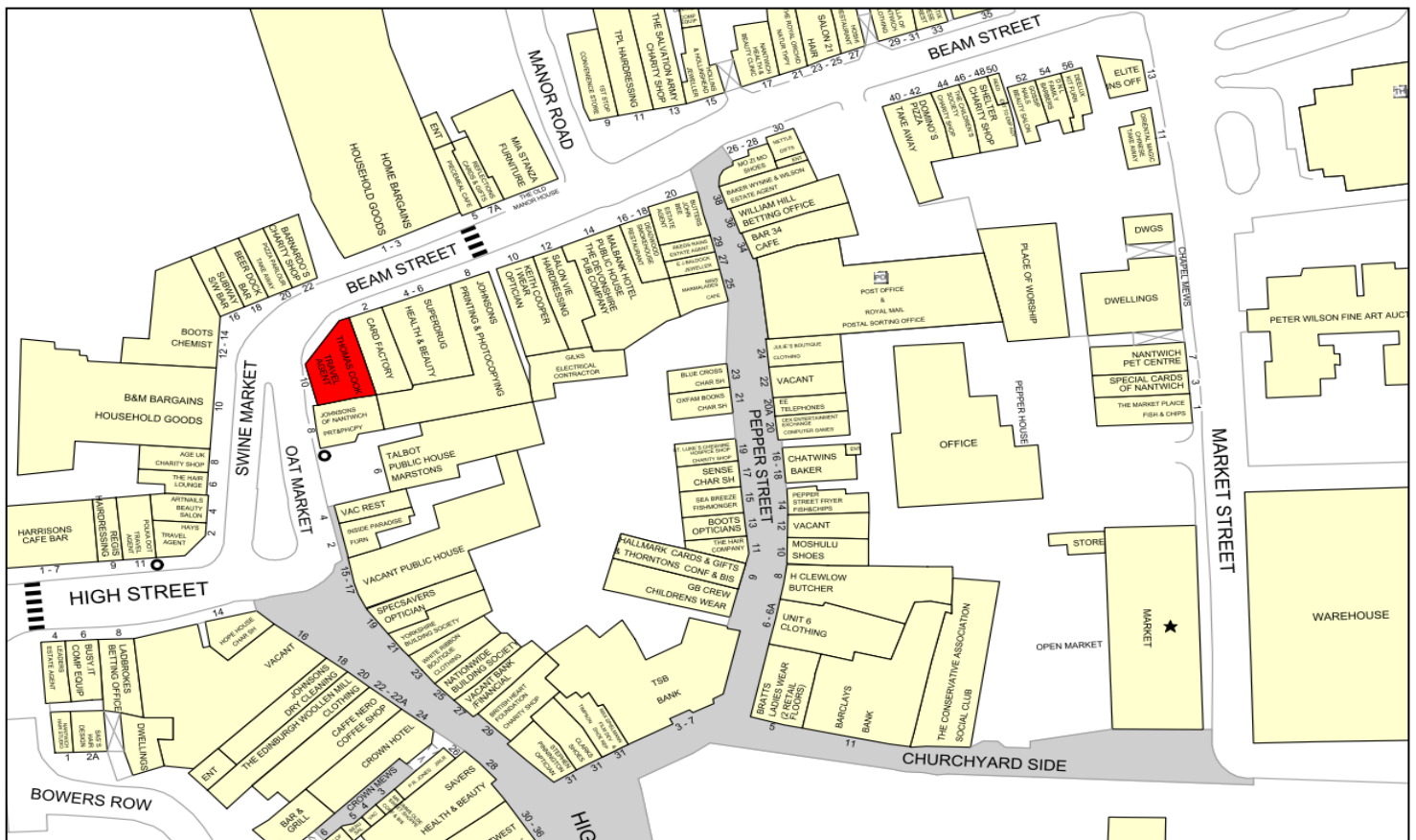
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LEGAL COSTS

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

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

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.

PHOTOGRAPHS AND PLANS

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



VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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