

RORY MACK

ASSOCIATES



**21 HOSPITAL STREET,
NANTWICH, CHESHIRE,
CW5 5RL**

**FOR SALE: £80,000
TO LET: £6,500 PAX**

- Self contained retail/office premises extending to 277 Sq ft NIA
- Forming part of a popular parade of mixed use commercial properties
- Town centre location close to public parking
- Very affordable freehold opportunity
- EPC: TBC



21 HOSPITAL STREET, NANTWICH,

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GENERAL DESCRIPTION

A self-contained ground floor retail/office premises forming part of a larger property, which is separately owned on a long-leasehold basis. The property briefly comprises a single open plan sales area with toilet cubicle to the rear and with an attractive period glazed frontage to Hospital Street. The property would suit a range of retail and/or office uses and forms part of an established parade of retail units in the town centre.

LOCATION

Located on Hospital Street the property forms part of the town centre and is close to the pedestrianised area and a number of public car parks.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

VAT

The rent/sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with vacant possession upon completion. Alternatively, by way of a new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years with each party bearing their own legal fees.

BUSINESS RATES

Rateable Value: £8,900

Rates Payable: £4,441 pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Sales area: 277 sq ft

WC: ---

Total NIA: 277 sq ft

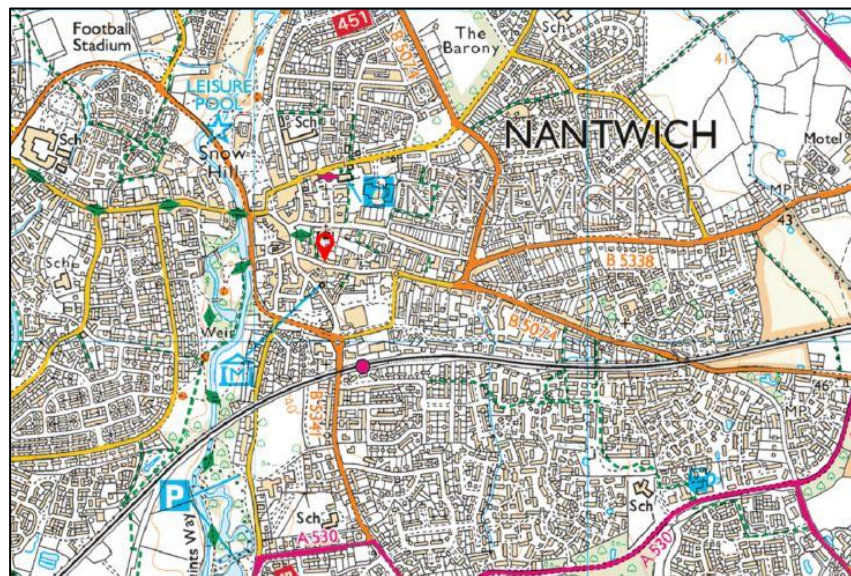
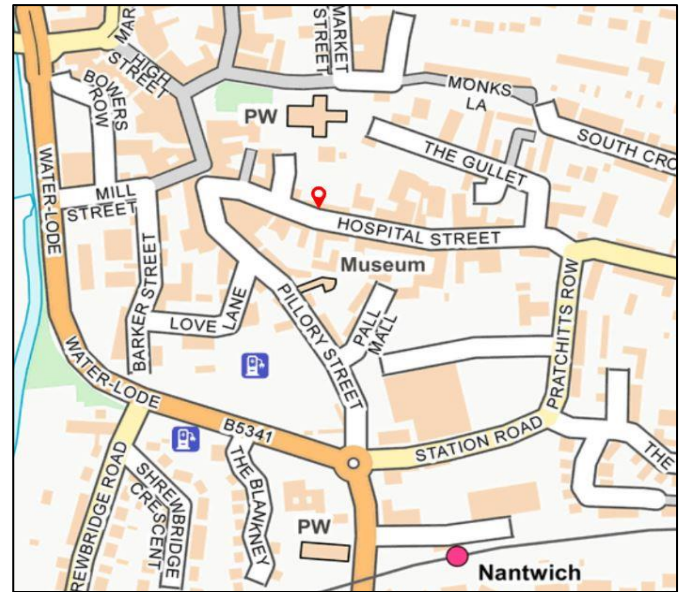
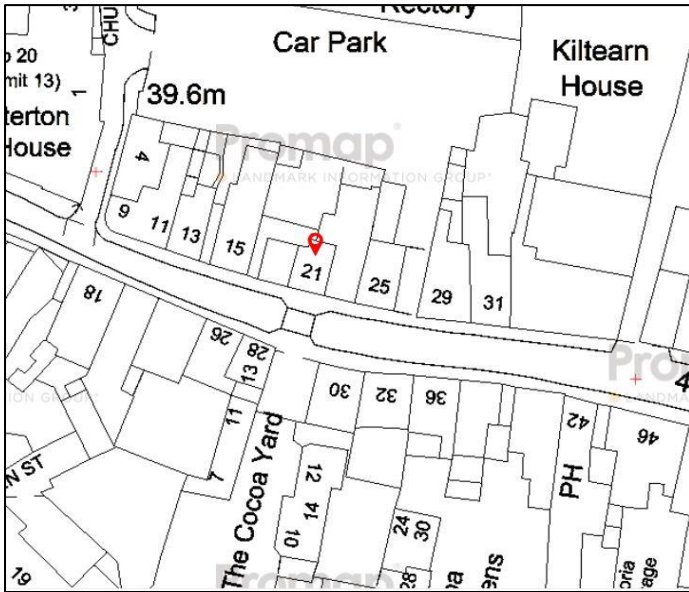
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements