

# PRIME SHOP TO LET



## 10 Swine Market, Nantwich CW5 5LN



**7,047 sq ft**

Area - Ground Floor



**On Application**

Rent



**£71,000**

Rates - RV



**C74**

EPC

- Prime town centre shop
- Well configured retail unit with open plan sales area, first floor (potential additional sales area) and rear servicing facilities
- Affluent Cheshire market town of c. 18,000 population
- Busy location on Swine Market in Nantwich town centre next to Boots
- 220 space P&D car park to rear
- Nearby occupiers include Boots, Home Bargains, Card Factory, Superdrug, Hays Travel, as well as a number of local and independent traders



# 10 Swine Market Nantwich CW5 5LN



Accommodation	Sq Ft	Sq M
Ground Floor	7,047	654.68
First Floor	5,628	522.85
<b>TOTAL</b>	<b>12,675</b>	<b>1,178.00</b>
Frontage (approx.)	59 feet	18 m
Depth (approx.)	128 feet	39 m

## Rates

Rateable Value April 2023 Valuation: £71,000

## EPC

C74

## Legal costs

Each party to be responsible for their own legal costs.

## Tenure

Available by way of a new lease for a number of years to be agreed.

In addition, offers will be considered for the freehold.

## Rent

On application.

For further information please contact:



Peter Burke  
M: 07798 576790  
E: peter.burke@masonowen.com

### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.



### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Disclaimer

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7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
[masonowen.com](http://masonowen.com)

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

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