

# TO LET



36 High Street, Nantwich, CW5 5GA



**4,483 sq ft**  
Ground Floor Area



**£80,000 p/a**  
Rent

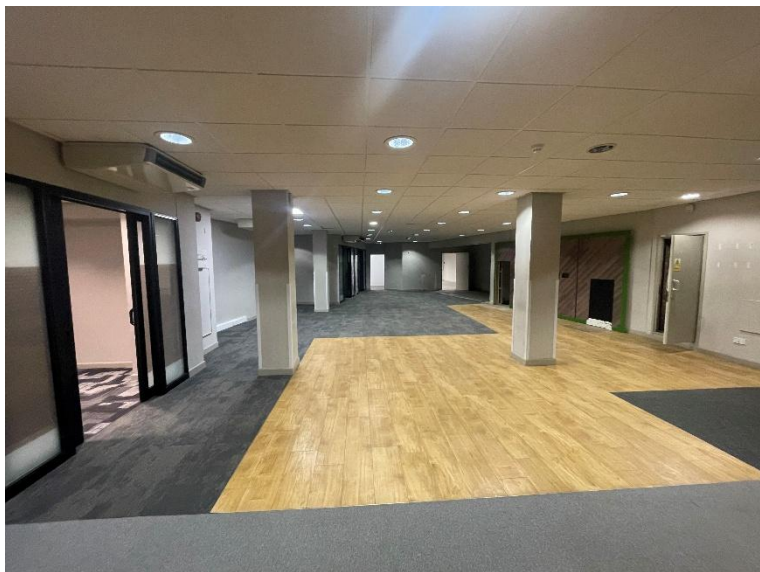


**£70,500**  
Rates - RV



**C-62**  
EPC

- Prominent high street location
- Suitable for a variety of uses, subject to consent
- Affluent Cheshire market town of c. 18,000 population
- Neighbouring retailers include Costa, Savers, Chatwins Bakers, Holland and Barrett, Caffè Nero and Edinburgh Woollen Mill.



#### Situation

Nantwich is one of Cheshire's most desirable market towns, offering a mix of national and independent retailers, alongside a traditional indoor market and popular monthly farmer's market.

Located just 4 miles from Crewe, Nantwich has excellent access to the surrounding areas of Chester and Wrexham benefiting from a comprehensive road network via the nearby bypass linking directly and indirectly to the A51, A500, A529, A530 and A534. The town is served by Nantwich Railway Station which is on the Crewe to Shrewsbury line.

#### Description

The property is a former bank and is arranged over ground and first floors.

#### Area

Ground Floor Area	4,483 sq ft (415.52 sq m)
First Floor Offices	2,414 sq ft (224.26 sq m)

#### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

£80,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Rates

Rateable Value April 2023 Valuation: £70,500

#### EPC

C-62

#### Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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## 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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