RORY MACK

ASSOCIATES



44 HIGH STREET, SANDBACH, CHESHIRE, CW11 1AN

TO LET FROM £9,000 PAX

- End terraced commercial property suitable for multiple business types
- Total NIA 729sq ft arranged over 3 floors
- Town centre location close to car parks and bus routes
- Property can be split allowing tenant to sub-let treatment rooms
- EPC: Band D (90)





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GENERAL DESCRIPTION

An end of terrace, Grade II Listed building of brick elevations located in Sandbach town centre. The building has been used for the last ten years as a barbershop but would suit a range of retail, treatment of office uses. Although the property is arranged over three floors, the landlord will consider an offer on the ground floor only at £9,000pa. The building as a whole is available for £16,000 pa. There is a customer entrance on the ground floor and another entrance to the first floor at the rear, so the building can be split accordingly. The property briefly comprises a ground floor sales area, rear kitchen and WC. On the first floor, accessed by internal staircase are three offices and on the second floor are a further two rooms. The building benefits from a main road frontage, some LED lighting and gas fired central heating throughout.

LOCATION

The property is located on the High Street in the centre of Sandbach, a 30 second walk from the main square and is surrounded by boutique retailers, bars and restaurants. Sandbach is located just off junction 17 of the M6 motorway, around 5 miles northeast of Crewe and 15 miles north west of Stoke on Trent.

SERVICES

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

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every 3 years and with the incoming tenant paying £300 plus VAT for the preparation of the lease.

BUSINESS RATES

Rateable value	£8,600
Rates payable	£3,285.20 pa (26/27)

If being used for retail, hospitality or leisure.

Rates payable	£3,715.20 pa (26/27)

For any other use

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

RENT

Whole building	**£16,000 pa**
Ground floor only	**£9,000 pa**

VAT

The rent is not subject to VAT,

ACCOMMODATION

Ground Floor	
Sales:	225 sq ft
Kitchen:	88 sq ft
WC:	--
NIA:	**313 sq ft**
First Floor	
Front office:	131 sq ft
Side office:	58 sq ft
Rear office:	43 sq ft
WC:	--
NIA:	**232 sq ft**
Second Floor	
Front office:	132 sq ft
Side office:	52 sq ft
NIA:	**184 sq ft**
Total NIA:	**729 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