

retail & office space

Ground & first floor 1932 sq ft (179sq m) available separately
or as a whole.

Scope: Ground floor – A1, A2, A3 First floor - B1 or residential

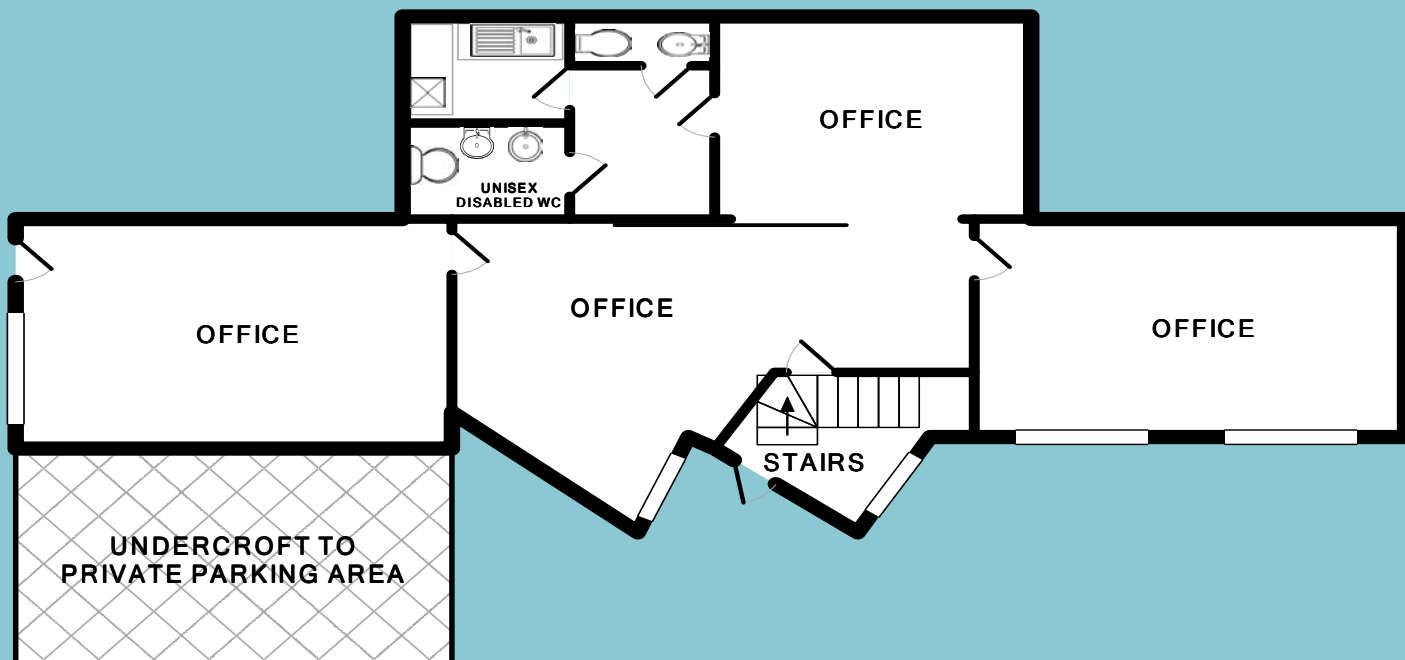
91-93 Hospital Street, Nantwich, Cheshire CW5 5RU

to let
(MAY SELL)

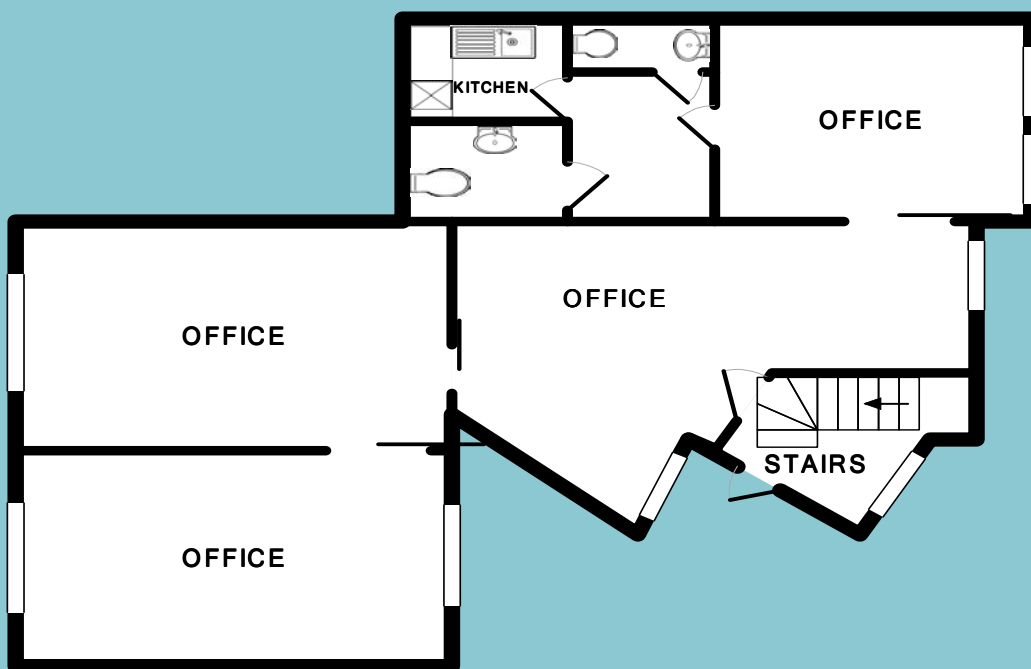


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873111

MÜLLER
propertyshop



GROUND FLOOR



1ST FLOOR

Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The premises comprise of a two storey retail and office unit located in a busy location on the fringe of Nantwich town centre, just 8 miles from junction 16 of the M6.

The building is offered refurbished. The ground floor accommodation provides a main sales area (or office) to the front with a further 4 offices, storage and staff facilities, including a kitchenette.

The first floor has a further 3 offices plus staff facilities, including a kitchenette.

The property benefits from secure on site parking plus cycle store.

location

The property front directly onto Hospital Street on one of the main access routes into the popular market town of Nantwich and is adjacent to the town's busy Morrisons supermarket. The location benefits from a huge passing trade into and out of the town centre through Pillory Street / Hospital Street.

Nantwich is 4 miles from Crewe, 9 miles from Sandbach and only 8 miles from junction 16 of the M6.

accommodation

Ground floor 950 sq ft (88.4m²) net internal area

First floor 982 sq ft (91.2 m²) net internal area

externally

Parking for 2 cars per floor in secure car park, plus cycle store

epc

Predicted EPC to be advised

rating assessment

To be advised.

Crewe and Nantwich Borough Council 01270 537777

May qualify for Small Business Rates Relief

specification

- Flooring throughout
- Panel heating
- Perimeter trunking
- Oak veneered internal doors with chrome ironmongery
- Kitchenette to both floors
- Security and fire alarms
- Plastered walls to finish
- BT, water and electric services
- 10 year Zurich Building Warranty

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