



Location

The property occupies a highly prominent location close to the junction of High Street and Market Square with other occupiers in the immediate vicinity including Boots the Chemist, Iceland, WH Smith, Costa and a range of good-quality independent traders.

Description

The premises comprises Ground Floor retail / sales area which has been fitted out as a mens' barbers and comprises storage rooms at first and second floors. There is a large kitchen outrigger to the rear of the premises. The property would lend itself to residential conversion to upper elements (Subject to Planning)

Accommodation

Floorplans available on request. The property has the following approximate floor areas on a Net Internal basis:

Ground Floor	59.82 sq m	(644 sq ft)
First floor	24.25 sq m	(261 sq ft)
Second floor	38.79 sq m	(418 sq ft)
TOTAL NIA	122.86 sq m	(1,323 sq ft)

Retail Investment For Sale - 20 High Street Sandbach CW11 1AX

Lease

The property trades as Razor Barbers and is let by way of a 5 year lease from the 1st September 2023 at £18,500 per annum

Price

OIRO £275,000 for the Freehold Interest

Business Rates

We understand the premises are assessed for rates as follows:

Rateable Value (2023) £13,000

Interested parties are advised to make their own enquiries with the Local Authority

Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

Anti Money Laundering

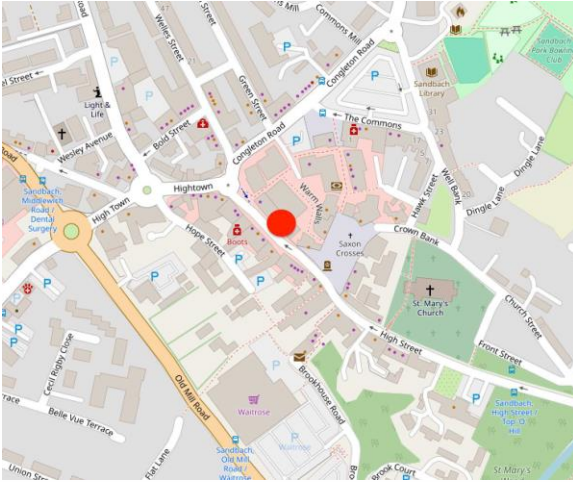
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

Viewing and further information

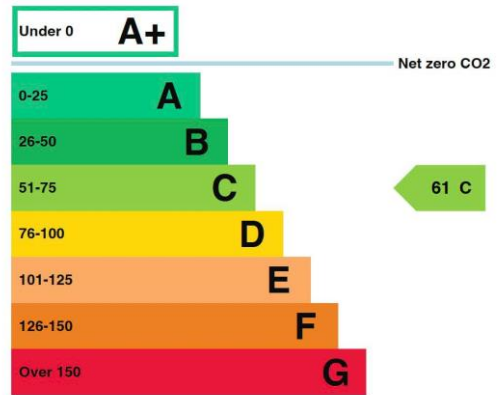
For viewing and further information please contact Richi Peters, The UpCo.

Tel: 07828 550 101
E-mail: richi@theupco.co.uk

Subject to contract
Details updated
March 24'



This property's energy rating is C.



20 High Street SANDBACH CW11 1AX	Energy rating C
Valid until 6 June 2032	Certificate number 5772-9562-1278-6017-7420

Particulars Correct: 16/424

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