

# TO LET

## GROUND FLOOR RETAIL PREMISES

47 WHELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB



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## LOCATION

The premises is located centrally on Wheelock Street (the high street) within the area of Middlewich, amongst a range of businesses including some well-known occupiers such as Nationwide and Coral.

## DESCRIPTION - [360 Link Click Here](#)

The premises is a ground floor retail unit consisting of a front retail area, behind which is a kitchen and then a tiled room which has been used previously for food preparation, followed by a long rectangular tiled area. A former cold store is in situ but not tested or believed to be in working order. There are toilets and storage located in the rear first floor section, accessed via an external staircase.

## TENURE

The property is available by way of a new full repairing lease on terms to be agreed.

## RATING ASSESSMENT

The Rateable Value listed in the 2026 list is £5,000. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

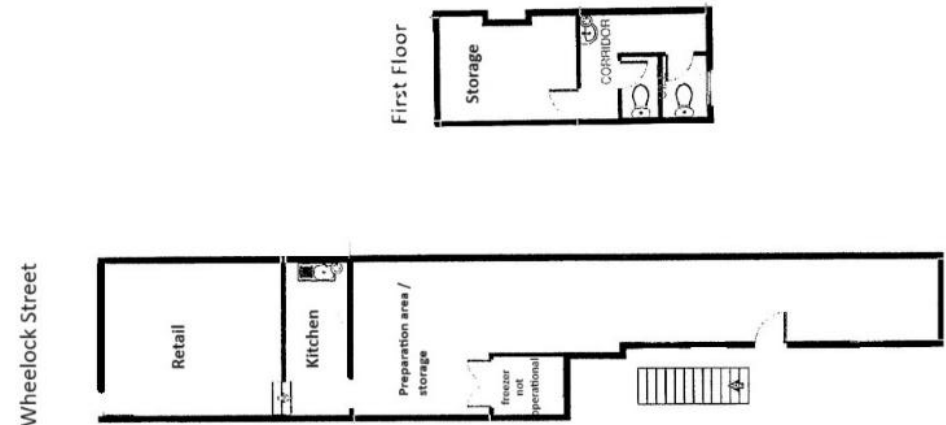
## RENT

£8,500 per annum, VAT not applicable.

## SERVICES

Mains 3 phase electric and water services are available, subject to any reconnection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ACCOMMODATION	SQ M	SQ FT
Ground Floor		
Retail area	17.92	193
Kitchen	6.68	72
Rear preparation area / stores	44.18	476
First Floor Storage	9.80	105
2 x WC's		
<b>Total NIA</b>	<b>78.58</b>	<b>846</b>



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## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

## LEGAL COSTS

The ingoing Tenant shall be responsible for the Landlords reasonable legal costs.

## EPC

D-83, expiring October 2032.

## VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

## CONTACT

**Caine Savage / Rob Stevenson**

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