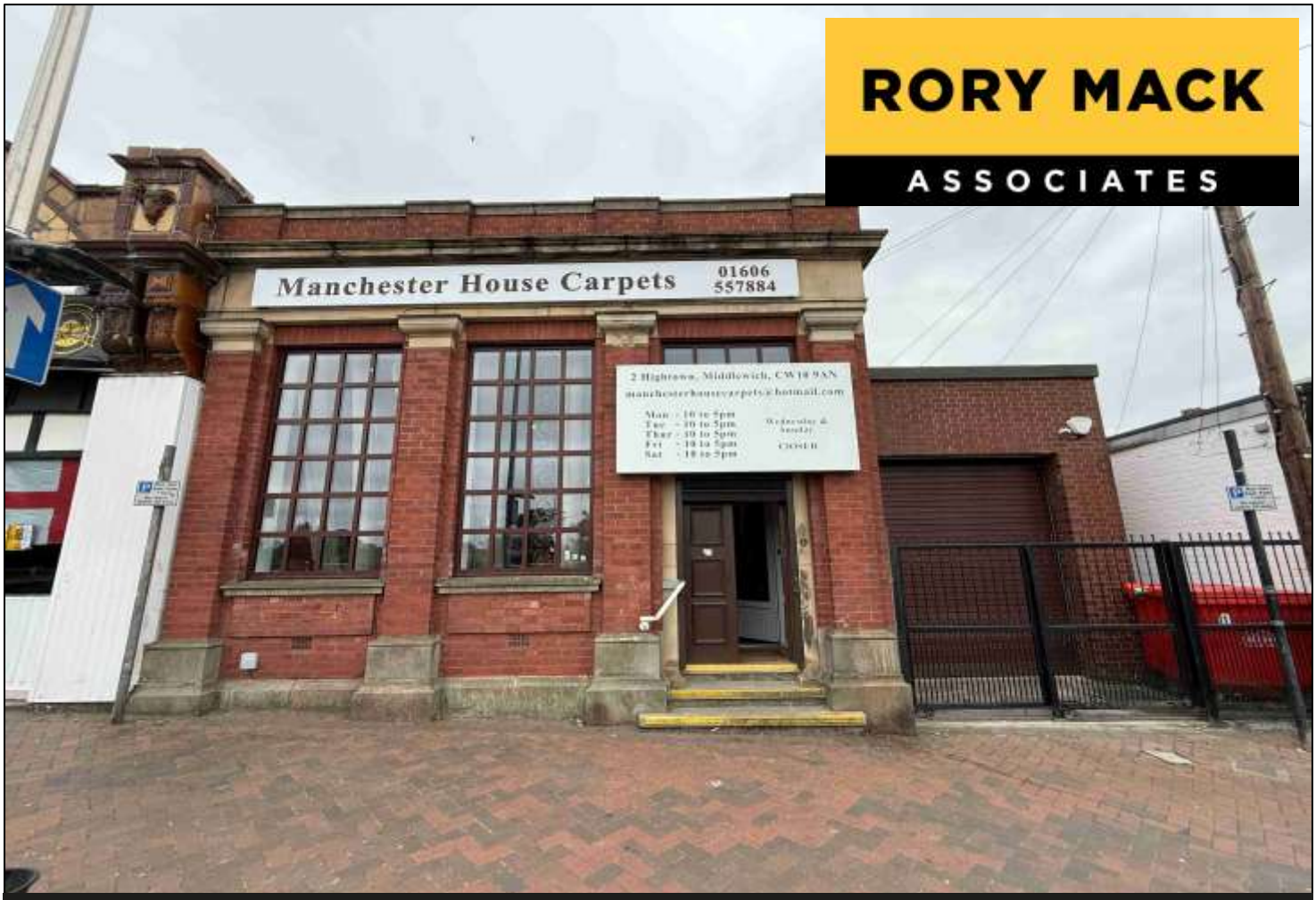
RORY MACK

ASSOCIATES



2 HIGHTOWN, MIDDLEWICH, CHESHIRE, CW10 9AW

FOR SALE
O/O £250,000
TO LET
£18,000PAX

- Semi-detached single storey former bank (retail consent)
- NIA: 1,585 sq ft including large open plan sales area with 4m ceiling
- Presented in excellent condition
- Suitable for a number of different commercial uses
- EPC – Band B (46)





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MIDDLEWICH, CHESHIRE

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GENERAL DESCRIPTION

A semi-detached former bank of brick construction with a range of flat roof coverings. The property is located in the centre of Middlewich with free parking directly outside and along Wheelock Street. The building briefly comprises an entrance vestibule, open plan sales area with 4m high ceiling, side delivery room with roller shutter, managers office, side store/sales area, kitchen, vault, store and WC. The property is immaculately presented having been recently decorated and with plastered ceilings with LED strip lights. The former bank also benefits from 3 phase electric, vinyl flooring, Dimplex wall heaters, a manual roller shutter to the front door and electric roller shutter to the side extension. The property could continue being used for retail but would equally make an excellent restaurant, office or showroom with frontage onto St Michaels Way (A54) maximizing advertising potential.

Note: The goodwill of the existing carpet business can be included in the sale FOC if required by the buyer.

LOCATION

The property fronts onto Hightown which is located directly off the A54 and is located next door to Tesco Express and surrounded by short term free parking spaces. Junction 18 of the M6 motorway around 2.5 miles away.

SERVICES

We understand that mains water, drainage and electricity is available. There is also a capped gas main to the unit. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value:	£13,000
Rates Payable:	£4,966 pa (26/27)
	Retail, hospitality or leisure use.
Rates Payable:	£5,616 pa (26/27)
	Any other use.

Note: If you qualify for Small Business Rates you may be entitled to a rates payable reduction.

TENURE

Available on a Full Repairing and Insuring lease, for a term to be agreed. Also available freehold, subject to contract.

ACCOMMODATION

Sales:	566 sq ft
Side loading room:	244 sq ft
Middle store:	117 sq ft
Office:	73 sq ft
Side store:	103 sq ft
Side sales:	267 sq ft
Vault/office:	85 sq ft
Store:	28 sq ft
Store:	39 sq ft
Kitchen:	59 sq ft
Store:	14 sq ft
Total NIA:	**1,595 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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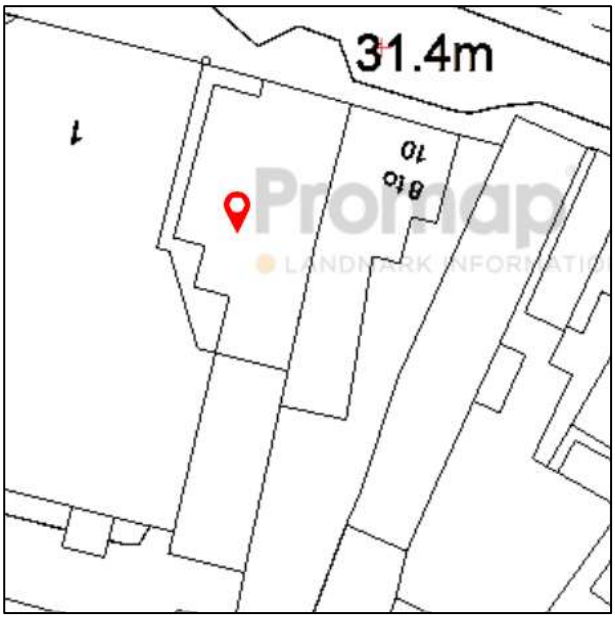

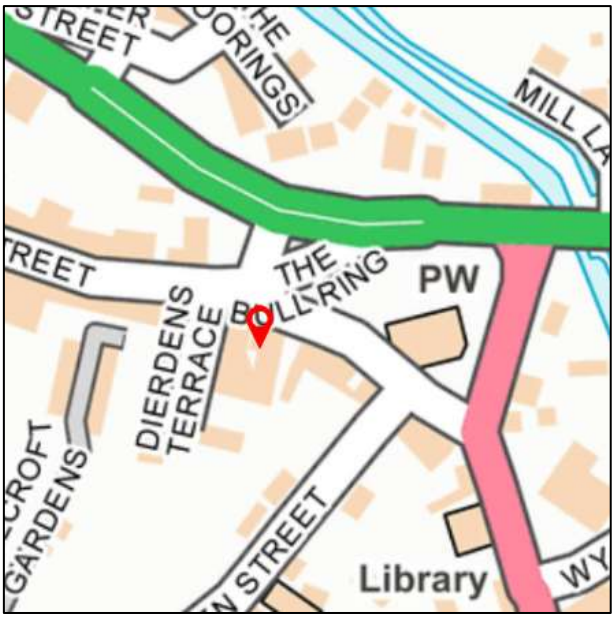



OFFICE
37 Marsh Parade
Newcastle
Staffordshire
ST5 1BT
01782 715725
enquiries@rorymack.co.uk
www.rorymack.co.uk

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