

BROOKER & CO

CHARTERED SURVEYORS & VALUERS
COMMERCIAL PROPERTY CONSULTANTS

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TO LET

RETAIL UNIT

**28 HOSPITAL STREET,
NANTWICH,
CW5 5RP**

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- QUALITY
- SERVICE
- VALUE



A CHARMING GF RETAIL UNIT, LOCATED IN PROMINENT RETAIL POSITION FAVOURED BY BOUTIQUES, ADJACENT TO THE ENTRANCE TO THE AWARD WINNING COCOA YARD DEVELOPMENT, IN THE TOWN CENTRE OF NANTWICH.

Subject to Contract

Misrepresentation Act 1967: Messrs Brooker & Co. for themselves and for the lessors or Vendors of this property, Whose agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- 2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Brooker & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property.



INVESTOR IN PEOPLE

Brooker & Co (Nantwich) Limited, Registered in England, No 3895237
Registered Office : 12a Pepper Street, Nantwich, Cheshire CW5 5AB



LOCATION: The ground floor self contained unit is located adjacent to the entrance to the award winning Cocoa Yard development in a prominent retail parade, favoured by boutiques, with on street car parking. Nearby occupiers include Ladies Fashion Boutiques, Shoe Shops, Bridal Wear and Florists.

From the agent's offices, cross over Churchyard and High Street to the corner of Pillory Street and Hospital Street. Turn left in to Hospital Street and the unit will be found on the right-hand side adjacent to the entrance to the Cocoa Yard.

THE PROPERTY: The property forms part of a charming terrace of retail properties with display windows on to Hospital Street. These well presented premises are ready for immediate occupation and are situated in a highly prominent and eye catching location. Mains water, drainage and electricity are available, subject to normal transfer regulations.

Retail Area	18.82m2	(202 sq. ft.)	Gross Frontage	5.57m
Kitchen / Stock Area	6.98m2	(75 sq. ft.)		
WC				

PLANNING USE: General Retail – Use Class A1. Change of Use to A3/A5 are unable to be considered.

RATEABLE VALUE: RV £5800

All enquiries concerning rates payable should be addressed to Cheshire East Billing Authority

TERMS: Available on a new lease at a rental of £6500 per annum exclusive, on Internal Repairing and Insuring Terms for a term of years to be agreed.

The ingoing tenant shall be responsible for the Landlord's reasonable costs in preparation of the lease.

VAT: The rent is not subject to VAT. Service charge costs where quoted are inclusive of VAT, where applicable.

EPC RATING: D84

VIEWING: Strictly By appointment with the agents-Brooker & Co. 01270 629967.

Subject to Contract