



FOR SALE / TO LET

8 Pepper Street, Nantwich, CW5 5AB

Large retail premises suitable for a variety of uses
3,799 sq ft (353 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The subject property is located in a prominent position on Pepper Street in the centre of Nantwich and close to the town square. The premises, until recently, were occupied by H. Clewlow Family Butchers who had been trading in Nantwich for over 90 years

The property is of brick construction with a tiled roof and a flat roof extension to the rear. There is an attractive shop front to the main retail area which could be extended into the current rear ground floor storage area. The two upper floors have been used for storage and office use. The property also has the benefit of a secure yard to the rear for parking and loading/unloading purposes with an access agreement over the adjoining Conservative club car park. This agreement has the potential for further negotiation.

One parking space in the rear yard is to be retained by the current owner for their own use.

Nearby occupiers include a variety of independent and regional/national traders.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Ground Floor Front	84.35	908
Ground Floor Rear	146.32	1,575
First Floor	71.11	765
Second Floor	51.19	551
Total	352.97	3,799

Tenure/Terms

The premises are available to purchase on a freehold basis at an asking price of £390,000. Alternatively the premises is available to let on terms to be agreed.

Planning

We are advised that the property is not listed. In our opinion the property is suitable for retail and a range of alternative uses to include: food, financial and professional services, leisure and part residential. Any change of use will be subject to any planning consents that may be required





Business Rates

The property has a Rateable Value of £33,500 with effect from 1 April 2023

Energy Performance Certificate

The property has an EPC rating of E-102.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

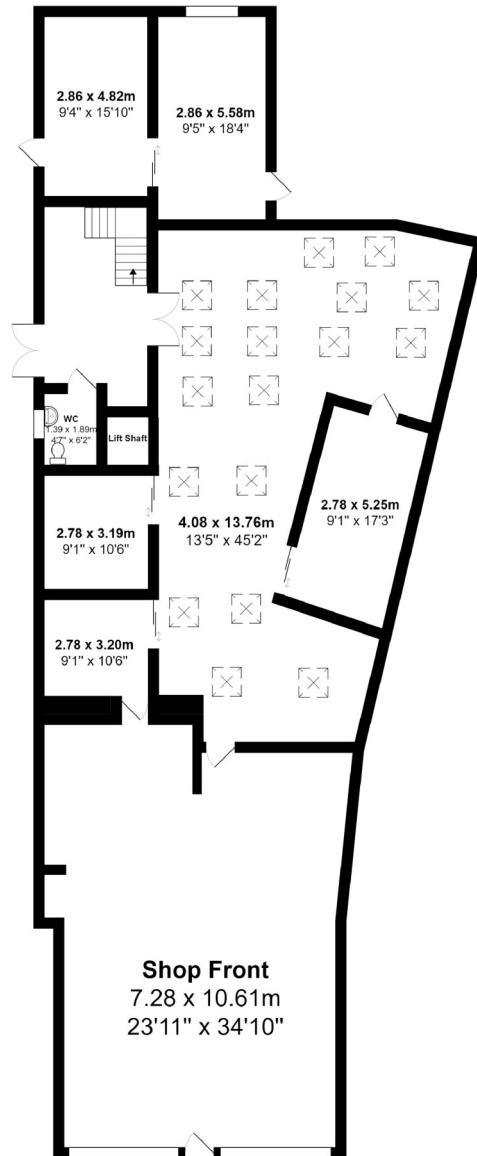
Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

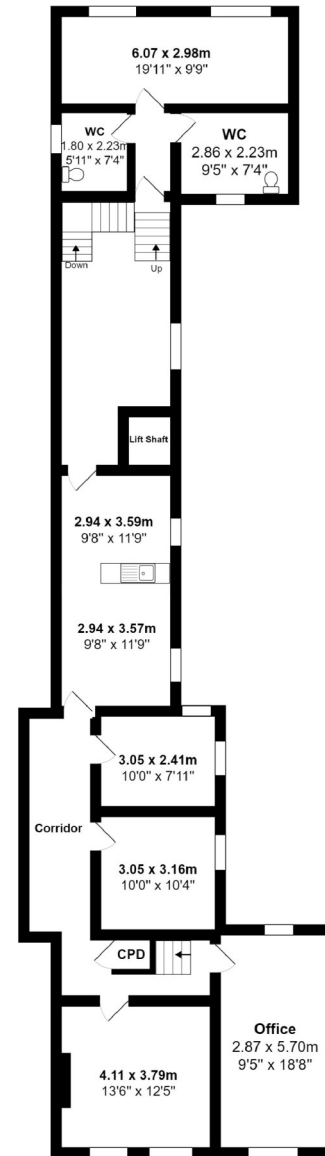
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

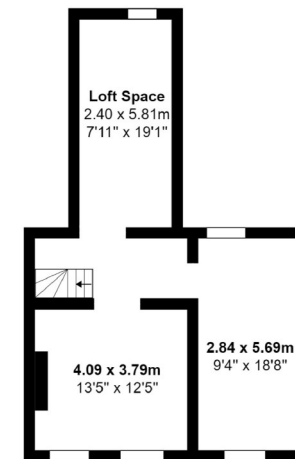
Ground Floor



1st Floor



2nd Floor



Total Area: 448.0 m² ... 4823 ft²
All measurements are approximate and for display purposes only



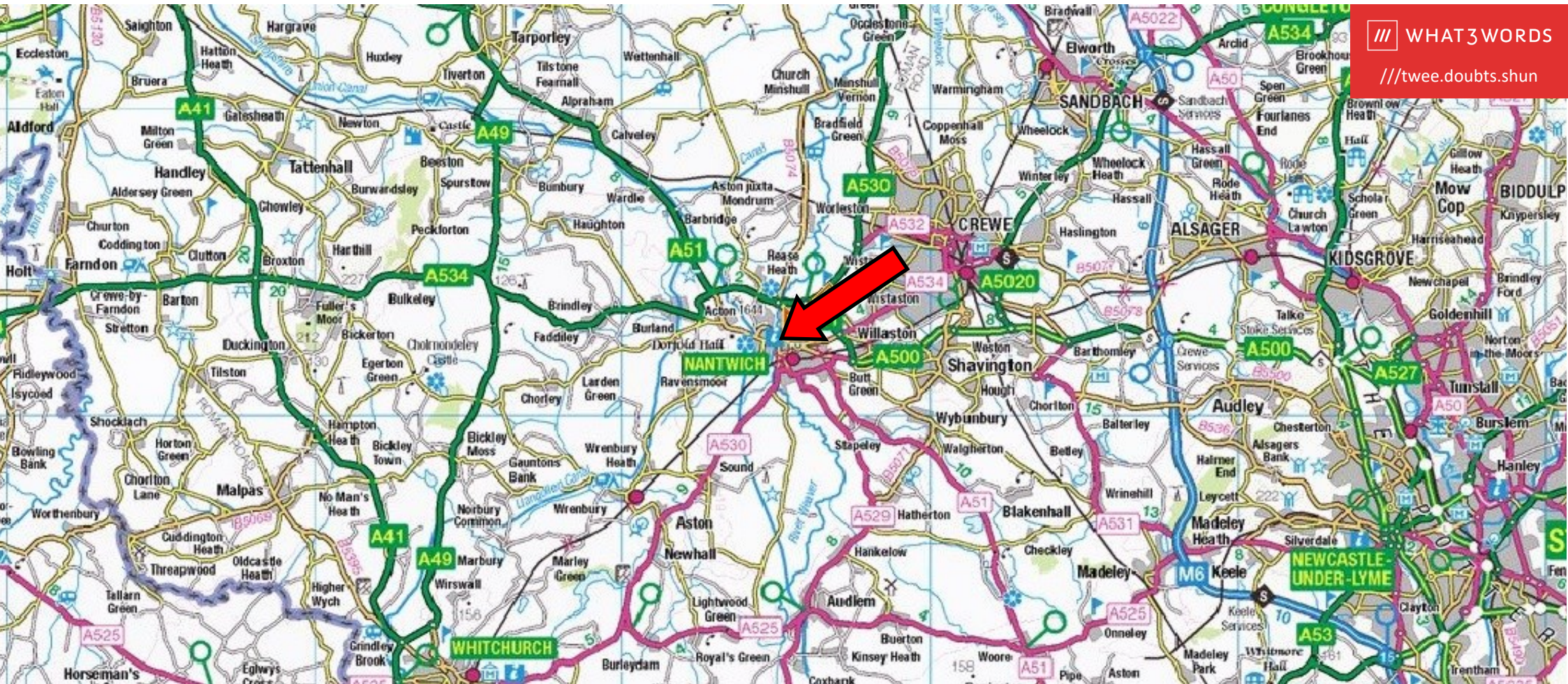






Location

The premises are situated in Nantwich town centre which is a prosperous Cheshire market town located approximately 18 miles south west of Chester, 5 miles south west of Crewe and 7 miles from Junction 16 of the M6 motorway



Contact:



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DATE PREPARED: **July 2024**

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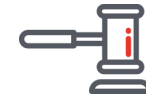
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Management



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