



81-81a Lewin Street, Middlewich, Cheshire, CW10 9AX
To Let: £12,000/Annum

Retail Unit
Net Internal Area 115.15 sq. m (1,239 sq. ft.)

81-81a Lewin Street
Middlewich
Cheshire
CW10 9AX

Location

The property is located in a prominent location close to the centre of Middlewich. Lewin Street (A533) is an arterial road connecting Middlewich to Sandbach. The M6 motorway is within easy reach via A533 at Sandbach or the A54 at Holmes Chapel.

Description

The property comprises an extended end-of-terrace, building of traditional construction providing spacious ground floor retail accommodation and first floor office/storage. Latterly used for carpet sales, the property is considered suitable for a range of commercial uses.

On-street parking is available to the front of the building on Lewin Street or to the rear of the building on Canal Terrace.

Accommodation

Description	sq. m	sq. ft
Ground Floor	72.84	784
First Floor	42.31	455
Net Internal Area	115.15	1,239

Services

Electricity, water and mains drainage services are available subject to any reconnection that might be necessary. Interested parties are recommended to make their own enquiries

Energy Performance
Energy Rating D89

Planning

Uses falling within Use Class E are understood to be acceptable. Interested parties are recommended to make their own enquiries of Cheshire East Council.

Rating

- Description: Shop & premises
- Rateable Value: £8,100

Subject to individual circumstances Small Business Rate Relief may be available. Interested parties should direct their inquiries to Cheshire East Council Business Rates Team.

Tenure

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

Rent

£12,000 per annum exclusive.

VAT

Not applicable.

Costs

Each party is responsible for their own costs incurred in this transaction.

Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Tenant Referencing

Prospective tenants will be subject to third-party background checks for which a non-refundable fee from £195 plus VAT applies.

Viewings

Viewing is strictly by appointment with the Sole Agent.

Contact

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Subject to Contract

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