

SANDBACH

12 High Street

TO LET

SUBJECT TO VACANT POSSESSION



Location

Sandbach is an affluent market town located between Crewe and Congleton, connected via the M6 motorway. The town has a wider parish population of approximately 22,000 residents.

The property is located within the town Centre in close proximity to the local car parks. Nearby occupiers include **Iceland**, **William Hill**, **Boots**, **Hays Travel**, **Costa** and a wide variety of independent retailers, restaurants and pubs.

Lease

The property is available by way of a new full repairing and insuring lease at a rent of **£50,000 per annum exclusive**

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2026) £31,750

Interested parties are advised to make their own enquiries with the local authority.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

EPC

C64

Accommodation

Ground Floor Sales	1,967 sqft	182.7 sqm
Ground Floor Ancil.	1,142 sqft	106.1 sqm
First Floor Ancil.	949 sqft	88.2 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the agents

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