

# 30 Hospital Street.

Nantwich, CW5 5RP

**RPS** Regional  
Property  
Solutions



**To Let**

**479 sq ft**  
(44.50 sq m)

£18,000 per annum

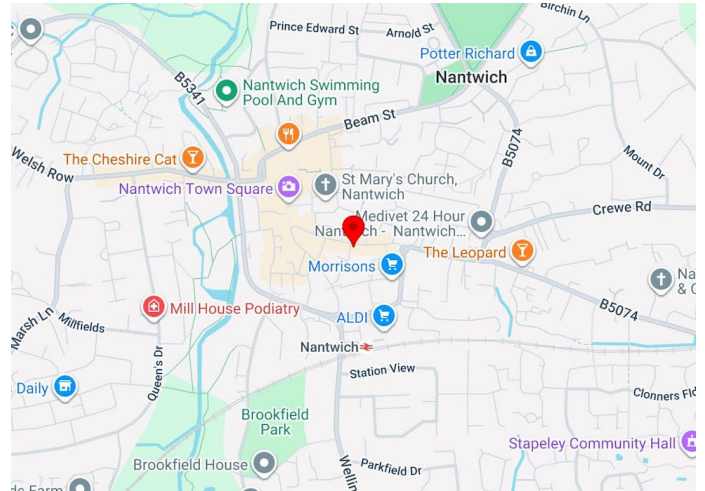
A rare opportunity to rent an attractive retail/office space in the heart of picturesque Nantwich.

- Attractive corner frontage
- Great location for footfall and drive-by traffic
- Free street parking opposite
- Spacious office/retail space with private rear office
- Kitchen and cloakroom facilities
- Excellent location on Hospital Street at the corner of the entrance to Cocoa Yard

**r-p-s.co.uk**  
**0161 927 7824**

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## Summary

Available Size	479 sq ft / 44.50 sq m
Rent	£18,000 per annum
EPC	Upon enquiry

## Description

Set within the town's conservation area, the Grade II listed unit offers spacious accommodation of 479 sq. ft, plus rear lobby and cloakroom facilities. A spacious front office/retail space is enhanced by an attractive multi-arched front window and display area, lots of useful built-in cupboard space and a generous supply of electric points. There is a useful private rear office to the rear, which could also be used as a storage or preparation area, and has further built-in cupboards. A door from the main area leads to a small lobby with coat hooks, and access to the cloakroom (WC and washbasin) and kitchen facilities with sink, wall and base units, and a rear door to a bin storage area.

The premises are suitable for a variety of uses in the retail and business sectors, and are located in an excellent corner position, providing great footfall as well as a drive-by opportunity. There is free short-term street parking opposite the shop, with 2 of the town's main car parks also close by.

Available due to the relocation of the current occupants.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	479	44.50	Available
<b>Total</b>	<b>479</b>	<b>44.50</b>	

## Lease

The property is available on internal repairing and insuring terms, for a lease period to be agreed (minimum 36 months), at a cost of £1500 per month, £18000 per annum, payable quarterly in advance. There is an obligation to share part of the maintenance and repair costs on the exterior and common parts of the building, when required.

## Business Rates

The property attracts a RV of £11,500. Under current SBR rules, the tenant may be eligible for zero business rates.

## Anti-money Laundering

Applicants will be required to undergo referencing and statutory anti-money laundering procedures, and are responsible for the legal costs associated with setting up the lease.