



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

2 Hightown, Sandbach, Cheshire, Sandbach CW11 1JY



Price: £425,000

Total Area

4,715 Sq ft / 438 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

Sandbach is a historic market town located in the Cheshire East Borough and boasts an affluent population of circa 21,000 persons. The town is approximately 27 miles to the east of Chester, 30 miles south of Manchester and 15 miles north of Stoke. The A534 runs through the town which leads directly onto J17 on the M6, providing easy access to the north west or south of the country.

The subject property occupies a prominent pitch in Hightown with a return frontage onto Hope Street which leads to the rear private car park. The subject property is not listed but does fall within the Sandbach Town Centre Conservation Area.

This freehold sale offers a fantastic opportunity with a wide range of uses being possible, subject to the necessary planning consents.

Tenure:

Freehold with vacant possession.

Sale Price:

Offers in the region on £425,000

Accommodation:

The premises comprise the following approximate net internal floor issues:

Demise:	Sq Ft	Sq M
Basement	450	41.80
Ground Floor	2,361	219.30
First Floor	1,432	133.00
Second Floor	473	43.90
Total	4,715	438.00

Business Rates:

The premises currently has a 2023 rateable value of £29,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

March 2023

Subject to Contract

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