

**THE UNION,  
No's 15 and 17 HIGH STREET,  
NANTWICH, CHESHIRE CW5 5AH**



**TO LET**  
**VERY PROMINENT**  
**Two Ground Floor Retail Units**  
690 sq.ft. (64m<sup>2</sup>) and 575 sq.ft. (53m<sup>2</sup>)  
Or May Combine Total 1,265 sq.ft. (117m<sup>2</sup>)



**Location:**

The retail unit is in the town of Nantwich, which boasts a population of 17,000 most famous for it being thriving market town with one of the highest concentrations of listed Tudor and Georgian buildings in England. Nantwich is ideally located in the south of Cheshire close to the M6 and A51 connecting to Chester.

**Situation:**

The property is situated within in the pedestrianised section of High Street close to its junction with Oat Market / Swine Market. It occupies a prime trading position with nearby traders including Specsavers, Edinburgh Woollen Mill, Nationwide Building Society together with numerous A5 and A3 users.

**Accommodation:**

The property is arranged over ground floor only.

**Number 15** - 690sq.ft. (64 sq.m)

**Number 17** - 575sq.ft. (53 sq.m)

Alternatively, the units can be combined.

Ground Floor: 1,265 sq.ft (117 sq.m)

**Rentals:**

**Number 15** - £19,500 pa

**Number 17** - £17,500 pa

**Rateable Values:** To be assessed.

**EPC:** Available on request.

**Lease: Terms:**

10 year FRI Lease with provision for upward only Rent Review at the end of each year, in line with RPI

**Legal Costs:**

Each party to be responsible for payment of their own legal costs, Subject to an indemnity if one Party unilaterally withdraws once Solicitors are instructed.



**Service Charge:**

Estimated £1,200 each per annum.

**VAT:** We understand the property has been elected for VAT.

**Inspection:**

Lucy Warriner  
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**Surveyor:**

John G. Fifield FRICS  
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**SUBJECT TO CONTRACT**

JGF/JRB/Agency/MARCH2024





