

TO LET

2C QUEENS DRIVE

Sandbach, Cheshire, CW11 1DA



Key Highlights

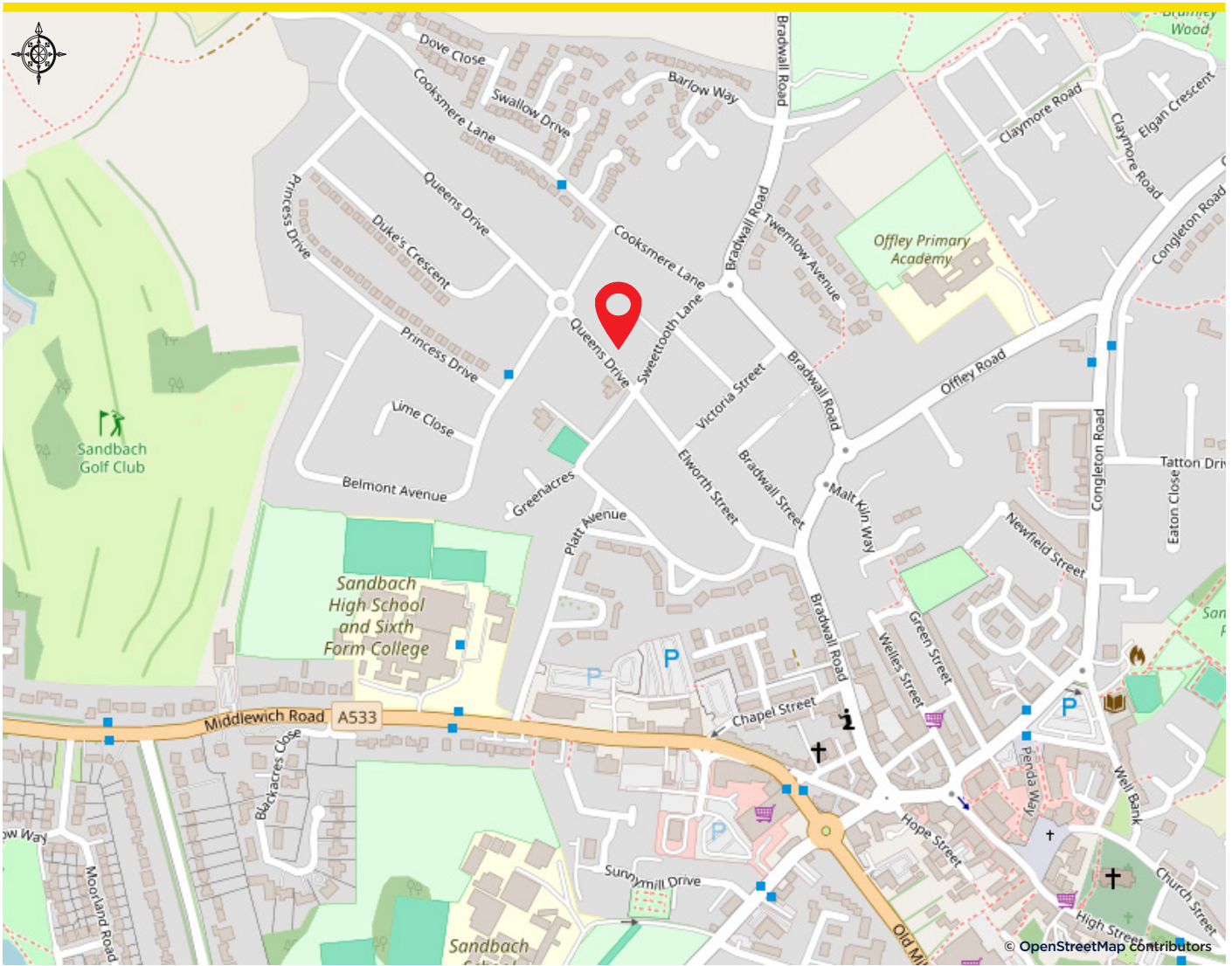
- Compact retail premises
- Low Overheads
- Modernised showroom

SAVILLS KNUTSFORD
35/37 Princess Street
Knutsford WA16 6BP

+44 (0) 1565 632 618

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Location

This compact ground floor retail unit is located on the western outskirts of Sandbach in a local parade opposite a Premier Convenience Store. Queens Drive is just 2.5 miles from Junction 17 of the M6 Motorway. There is a parking layby to the front of the premises. Sandbach is an historic market town with famous Anglo Saxon Crosses in the cobbled town square which is a quarter of a mile distant.

Accommodation

The property is located on the ground floor in a group of four local shops. Other traders nearby include a barbers, beautician, and tanning studio. Opposite is a local convenience store. The premises have been modernised in recent years and comprise a showroom that opens onto a kitchen and preparation area. There is also a pantry and a customer WC. To the rear is a small, enclosed yard and there is on street parking in front

of the building. There is a modern PVCu shopfront, a suspended ceiling with inset lighting and decorations are light and neutral.

Retail Area

Maximum Width	4.27 m	14ft 0 in
Maximum Depth	5.90 m	19ft 04 in

Workroom/Kitchen

Maximum Width	4.77 m	15ft 07 in
Maximum Depth	3.61 m	11ft 10 in

Pantry/Store

W.C.

FLOOR AREA - APPROX.	42.40 SQ M	456 SQ FT
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Services

Mains water, electricity and drainage are connected.

TO BE LET On a new lease for a minimum term of three years at

£8,000 per annum plus VAT

Rates

We have been verbally informed by the local rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value £3950

This property may benefit from small business rate relief. Interested parties are advised to make enquiries with Cheshire East Business Rates Department.

Energy Performance Certificate

Band B.

Viewing and Further Information

Strictly by prior arrangement only with : Nigel Lammas



Contact

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