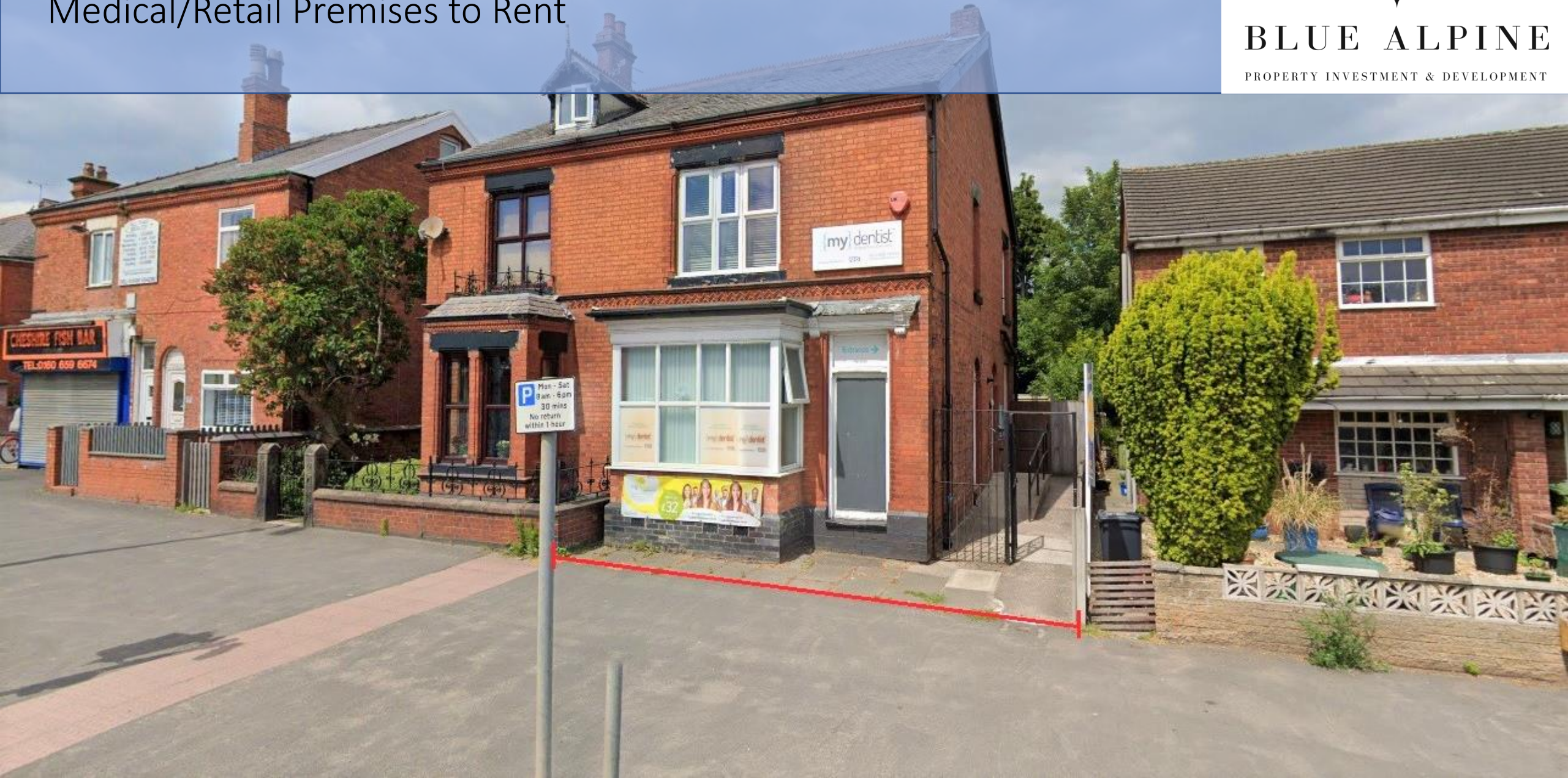


Winsford – 428 High Street, Cheshire CW7 2DS  
Medical/Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Winsford – 428 High Street, Cheshire CW7 2DS

## Medical/Retail Premises to Rent



### Property Features:

- Comprises two-storey former dental practice
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation
- Located within short walk from the town centre, which occupies retailers such as Aldi, Argos, Boots, Farmfoods, Betfred and many more.

### Property Description:

Semi-detached two-storey building with rear garden, arranged over ground and first floor and providing the following accommodation and dimensions:

Ground Floor: 62.80 sq m (676 sq ft)

Reception, 2 Rooms, Storage

First Floor: 35.10 sq m (378 sq ft)

Office, Storage, Kitchenette, WC

Total area size: 97.90 sq m (1,054 sq ft)



# Winsford – 428 High Street, Cheshire CW7 2DS

## Medical/Retail Premises to Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £288.46 per week (PCM: £1,250)

Deposit: £3,750 (3 Months)

### Rateable Value:

Rateable Value - £5,600 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



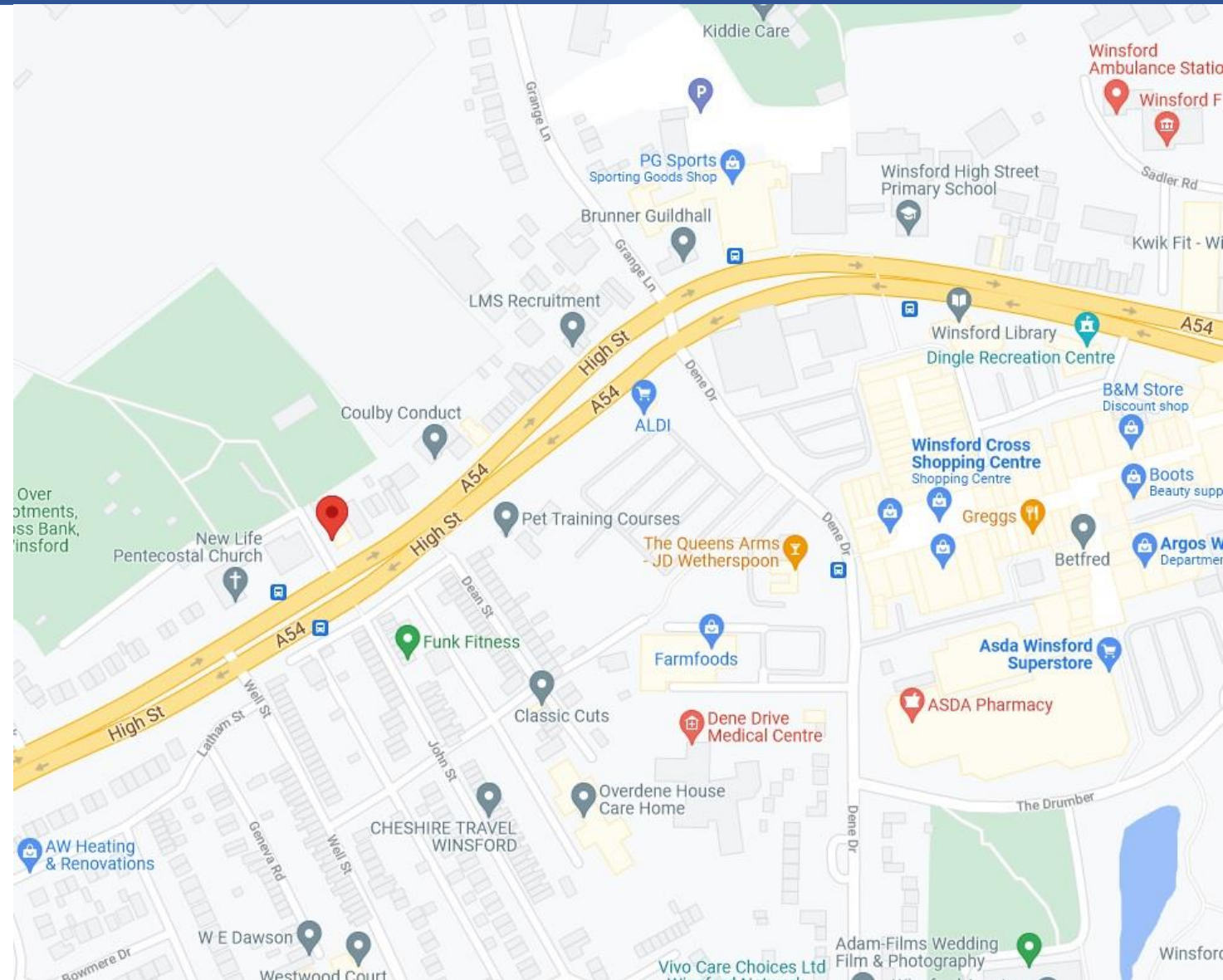
# Winsford – 428 High Street, Cheshire CW7 2DS

## Medical/Retail Premises to Rent



### Location:

Winsford is a town and civil parish within the unitary authority of Cheshire West and Chester and the ceremonial county of Cheshire, England. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport. The town has a bus network run by bus company Arriva, with buses to Crewe and Northwich. The property is located within short walk from the town centre, which occupies retailers such as Aldi, Argos, Boots, Farmfoods, Betfred and many more.



# Winsford – 428 High Street, Cheshire CW7 2DS

## Medical/Retail Premises to Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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