



FOR SALE

25-27 Wistaston Road, Willaston, Nantwich, CW5 6PU

A well presented end terrace property incorporating a retail shop and 3 double bedroom house in a good sized plot
1,879 sq ft (174.61 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property is of traditional brick construction which has been painted in a light grey. The property benefits from PVC double glazing throughout and has a pitched tile roof.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises a Net Internal Area of:

Area	GIA sqm	GIA sqft
Retail Area		
Sales Area	32.60	351
Ancillaries	21.97	236
Workshop at Rear	16.26	175
Residential Area		
Ground Floor		
Kitchen/Sitting Room	28.58	307
Garage	13.76	148
First Floor		
Family Living Room/Dining Room	8.44	91
Bedroom 1	13	140
Bedroom 2	13	140
Bedroom 3	10	107
Total	174.61	1,879

Residential

A particularly impressive three bedroom family house with open plan kitchen/sitting area to the ground floor and family living room, three double bedrooms and bathroom at first floor level.

The property has been decorated beautifully throughout. The property benefits from a garage to the front of the property to park a vehicle.

The property enjoys a large garden to the rear with patio and outbuilding which is currently used for storage.

Retail

The retail shop benefits from a good sized sales area which is currently being used by the current owners as a fish and chip shop with good sized commercial kitchen and stores.

The shop has been decorated to a high standard with a new PVC full frontage glass shop front. The retail unit benefits from pedestrian access off Wistaston Road and a rear door to the garden and patio area.

There is a separate toilet on ground floor level which is used by the shop separate to the residential accommodation.

Tenure

The retail element of the property is currently being run as Mick the Chips, a well established fish and chip shop in the area which has been run by the family for many years.

The fixtures and fittings of the business can be sold via separate negotiation.

The property is being offered freehold with vacant possession and is currently owner occupied.

The freehold title number for the property is CH105531.

Price

The property is available at offers in the region of £395,000.

Business Rates/ Council Tax

The Rateable Value for the commercial aspect is £4,150
The council tax is under Band C

Energy Performance Certificate

The property has an EPC rating of D which is valid until 10 October 2030

Utilities

We understand that all mains services are connected to the property.



Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

It is understood that the property is not elected for VAT and therefore VAT is not payable on the purchase price.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



25-27, Mick the Chips, Wistaston Road, Willaston, Nantwich

Approximate Gross Internal Area

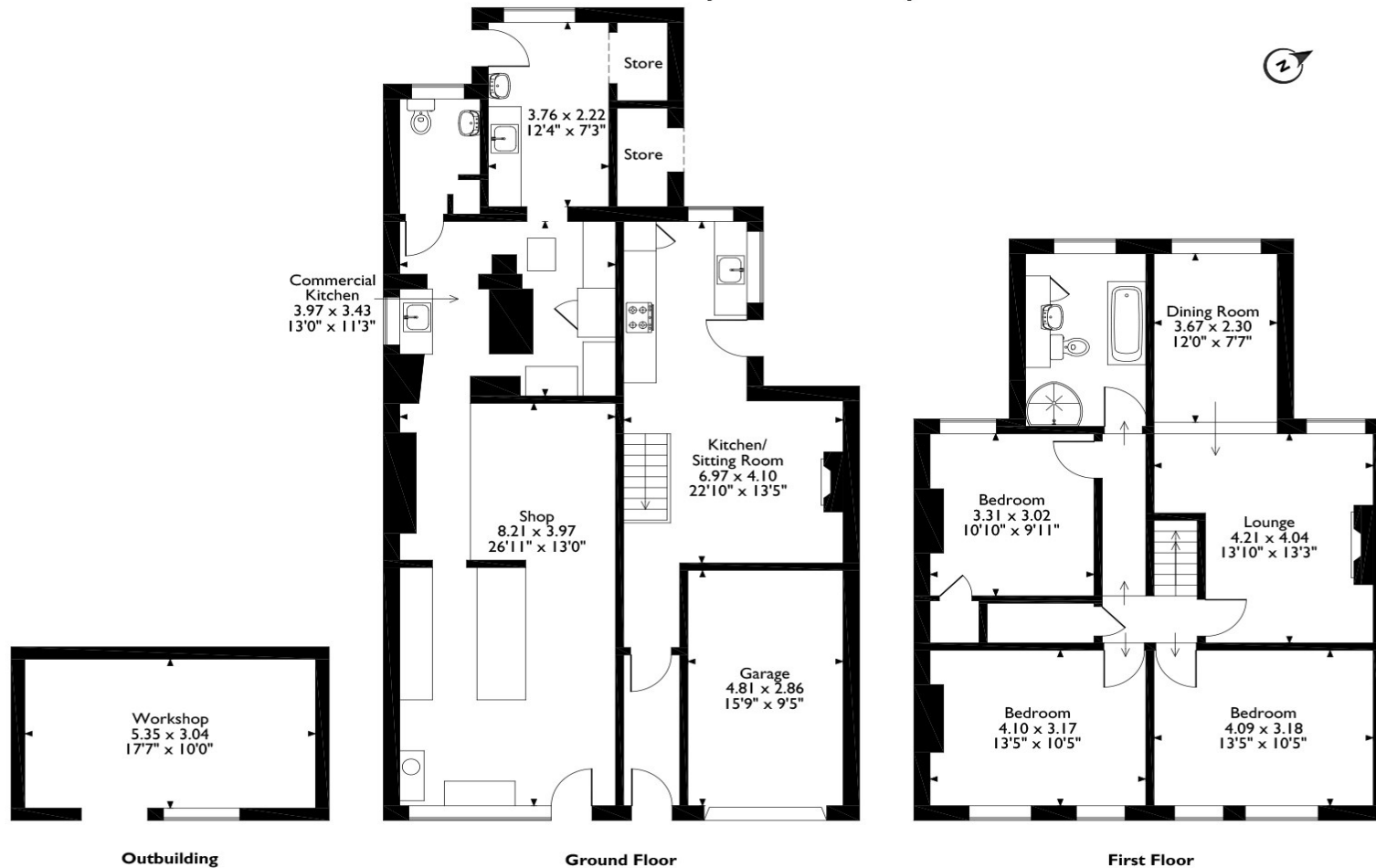
Retail = 65 Sq M/700 Sq Ft

Main House = 107 Sq M/1151 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Outbuilding = 16 Sq M/172 Sq Ft

Total = 202 Sq M/2174 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Residential Area



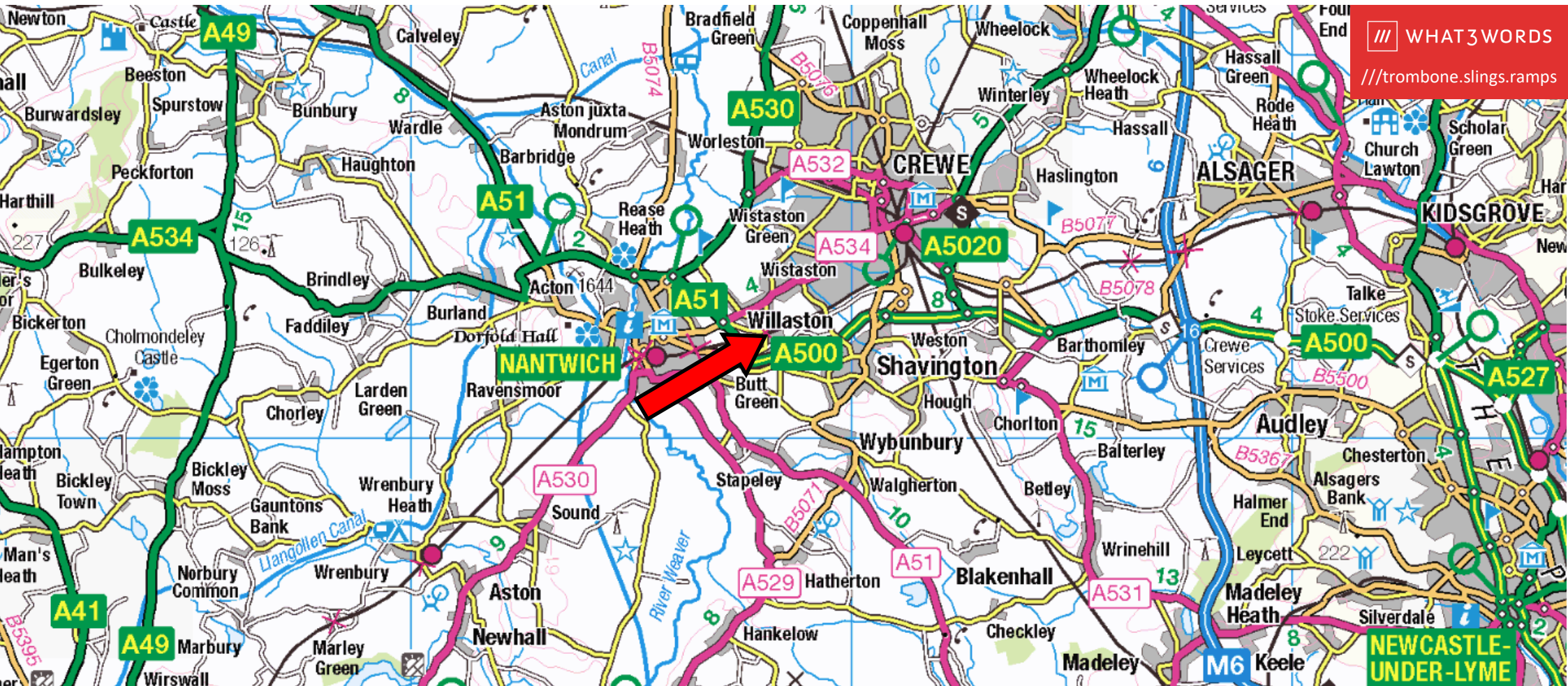
Commercial Area



External Area

Location

The property is located in a prominent position on Wistaston Road in the village of Willaston. Willaston is in the South of the county of Cheshire with close proximity to Nantwich and Crewe. Willaston is a highly regarded and sought after location nearby to shops and facilities within Willaston village. Nearby Nantwich is a charming and historic market town in South Cheshire providing a wealth of period buildings, cobbled streets, independent shops, cafes bars and restaurants and superb sporting and leisure facilities. The property has fantastic connectivity to the M6 motorway at Junction 16 and Crewe Mainline Railway Station.



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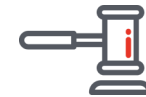
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