

Registered office  
57 Park Road,  
Wirral, CH47 7BB

0151 542 5000  
hello@theupco.co.uk  
theupco.co.uk

**20 High Street**  
**Sandbach**  
**CW11 1AX**



## Location

The property occupies a highly prominent location close to the junction of High Street and Market Square with other occupiers in the immediate vicinity including Boots the Chemist, Iceland, WH Smith, Costa and a range of good-quality independent traders.

## Description

The premises comprises Ground Floor retail / sales area which has been fitted out as a mens' barbers and comprises storage rooms at first and second floors. There is a large kitchen outrigger to the rear of the premises. The property would lend itself to residential conversion to upper elements (Subject to Planning)

## Accommodation

Floorplans available on request. The property has the following approximate floor areas on a Net Internal basis:

Ground Floor	59.82 sq m	(644 sq ft)
First floor	24.25 sq m	(261 sq ft)
Second floor	38.79 sq m	(418 sq ft)
<b>TOTAL NIA</b>	<b>122.86 sq m</b>	<b>(1,323 sq ft)</b>

## Lease

The property trades as Razor Barbers and is let by way of a 5 year lease from the 1st September 2023 at £18,500 per annum

## Price

OIRO £275,000 for the Freehold Interest

## Business Rates

We understand the premises are assessed for rates as follows:

Rateable Value (2023)            £13,000

Interested parties are advised to make their own enquiries with the Local Authority

## Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## Viewing and further information

For viewing and further information please contact Richi Peters, The UpCo.

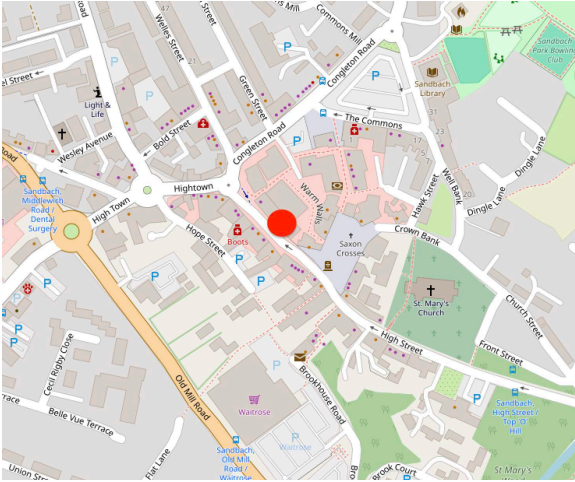
Tel:            07828 550 101  
E-mail:      [richi@theupco.co.uk](mailto:richi@theupco.co.uk)

**Subject to contract**  
**Details updated**  
**March 24'**

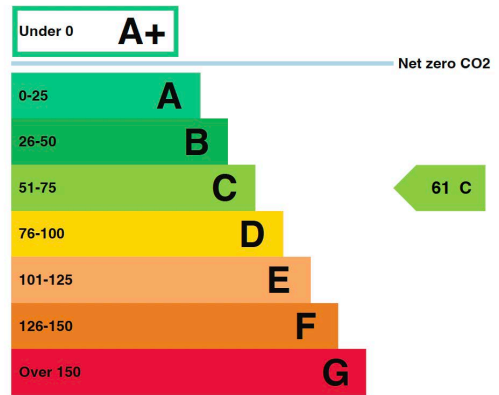


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This property's energy rating is C.



20 High Street SANDBACH CW11 1AX	Energy rating <b>C</b>
Valid until 6 June 2032	Certificate number 5772-9562-1278-6017-7420

Particulars Correct:16/424

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