



Commercial Shop & Offices 4 Davenport Avenue, Nantwich, Cheshire,
Guide Price £225,000

**BAKER
WYNNE &
WILSON**

COMMERCIAL SHOP AND OFFICES

DESCRIPTION

An interesting opportunity to require a freehold commercial/offices premises. Formerly known as The Builders R & J Bull who built this yard but more recently known as Gavin Palin Funeral Services. The property is very much on a commercial front and does incorporate two double showroom garages.

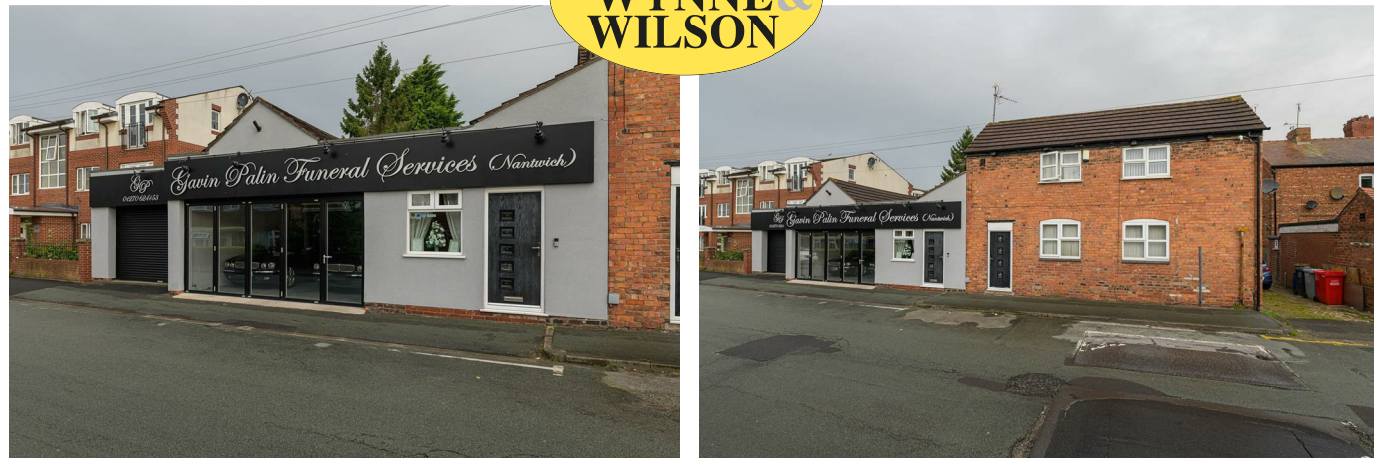
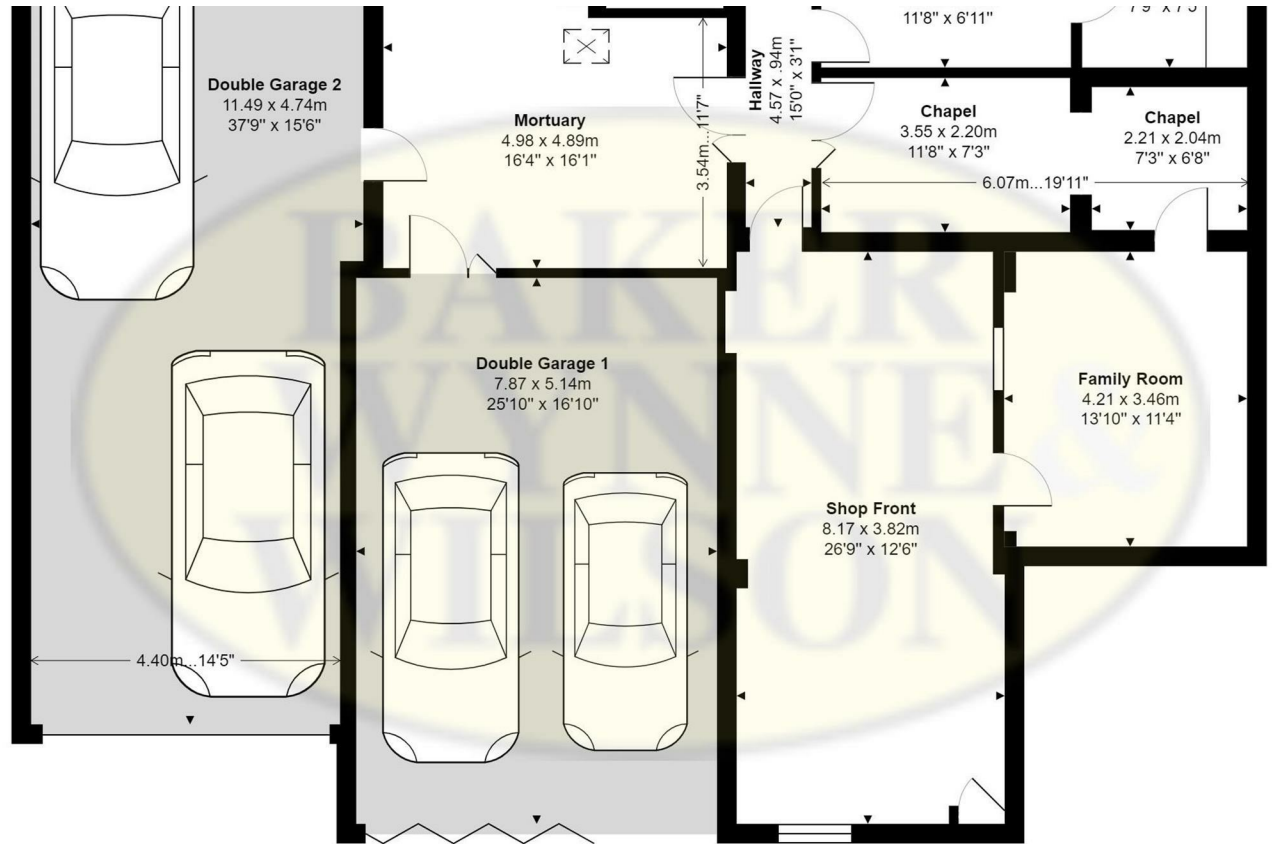
LOCATION & AMENITIES

Davenport Avenue is on the confines of Nantwich with the benefit of the day to day facilities of Hobson's Choice and Bargain Booze all within minutes walk away with the benefit of the recreational facilities on the Barony Park, whilst the historic market town centre of Nantwich is some 5/10 minutes walking distance providing a wealth of period buildings, 12th Century Church, cobbled streets, independent boutique shops, cafes, bars and restaurants, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling.

APPROXIMATE DISTANCES

Nantwich Town Centre 5/10 minutes walk.
Crewe (Intercity rail network London Euston 90 minutes, Manchester 40 minutes) 4 miles
M6 Motorway (junction 16) 10 miles
Chester 20 miles
Stoke on Trent 20 miles
Manchester Airport is about a 45 minute drive.

ACCOMMODATION



4 DAVENPORT AVENUE - FUNERAL SERVICES

As per plan floorplan.

SERVICES

All main services are available.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

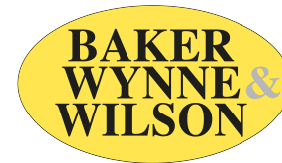
TENURE

Freehold.

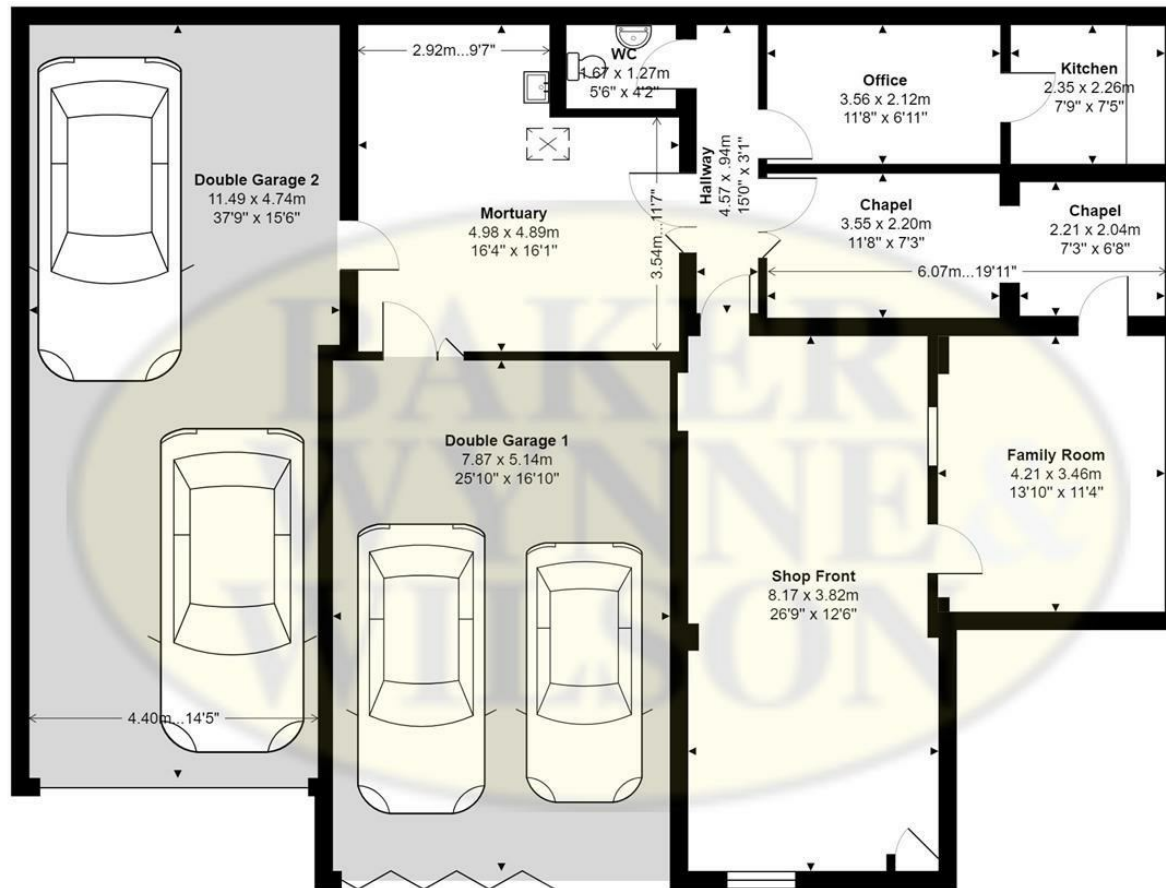
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214








GAVIN PALIN FUNERAL SERVICES, 4 DAVENPORT AVENUE, NANTWICH, CHESHIRE, CW5 5QJ

Approximate Gross Internal Area: 202.0 m² ... 2174 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
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