



16 - 18 Welsh Row, Nantwich, Cheshire, CW5 5ED

Open To Offers £175,000

**BAKER  
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Price guide £175,000 to £225,000

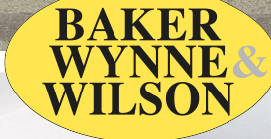
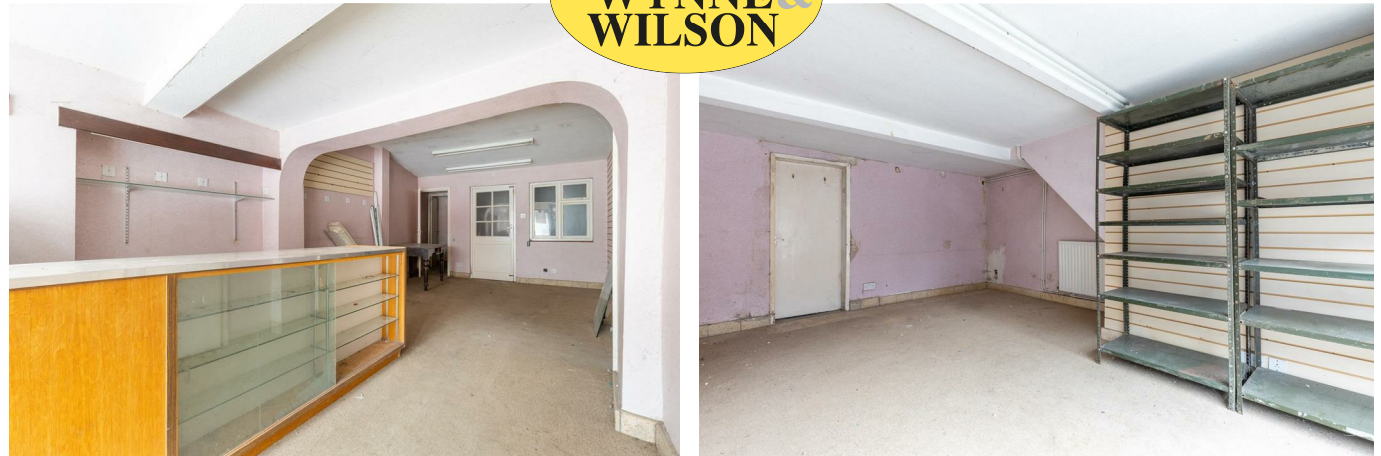
### Key Features

- 1) Suitable only for cash purchasers
- 2) A part three-storey, mid-terraced town centre former commercial premises
- 3) 3796 ft sq. GIA
- 4) 352.7 m2. GIA
- 5) Potential for a variety of alternative uses ( subject to consents )
- 6) Town centre
- 7) Vacant Property

A part three-storey, mid-terraced town centre former commercial premises in need of essential repair and modernisation believed to date from the 19th century with later additions extending to a generous 3796 sq. ft ( 352.7 m2 ) including a flying freehold section. Built in part from solid brick walls and surmounted by pitched timber roofs clad in part with clay tile, slate, and flat roofed rear extensions. Tremendous potential.

### DIRECTIONS TO CW5 5ED

What3words ///curl.currently.spices





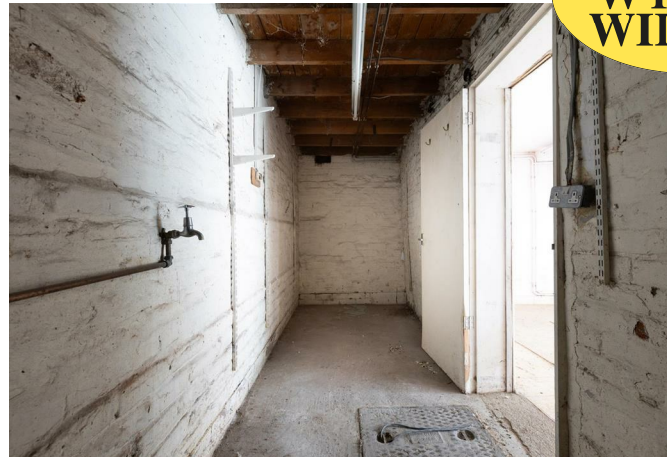
## GENERAL REMARKS

Comment by MARK JOHNSON FRICS @ Baker Wynne and Wilson

Suitable for cash purchasers only.

The building is sadly deemed to be in a poor overall condition and now requires a major scheme of renovation and repair.

However the potential of this vast building is without doubt a fantastic opportunity to be able to offer such a wide variety of alternative uses in the historic part of Nantwich centre in both residential and commercial terms. ( subject to any necessary consents ).



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## OUT & ABOUT

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APPROXIMATE DISTANCES Crewe Railway Station 4 miles ( London 1 hour and 35 minutes ) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about

## THE ACCOMMODATION

See attached plans.

## SERVICES

All services are connected or available.

N.B. Tests have not been made of electrical, water, 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 ( Land registry documents available upon request )

## VIEWINGS

By appointment with Baker Wynne and Wilson

Tel: 01270 625214

## Mark Johnson FRICS

Mark Johnson FRICS

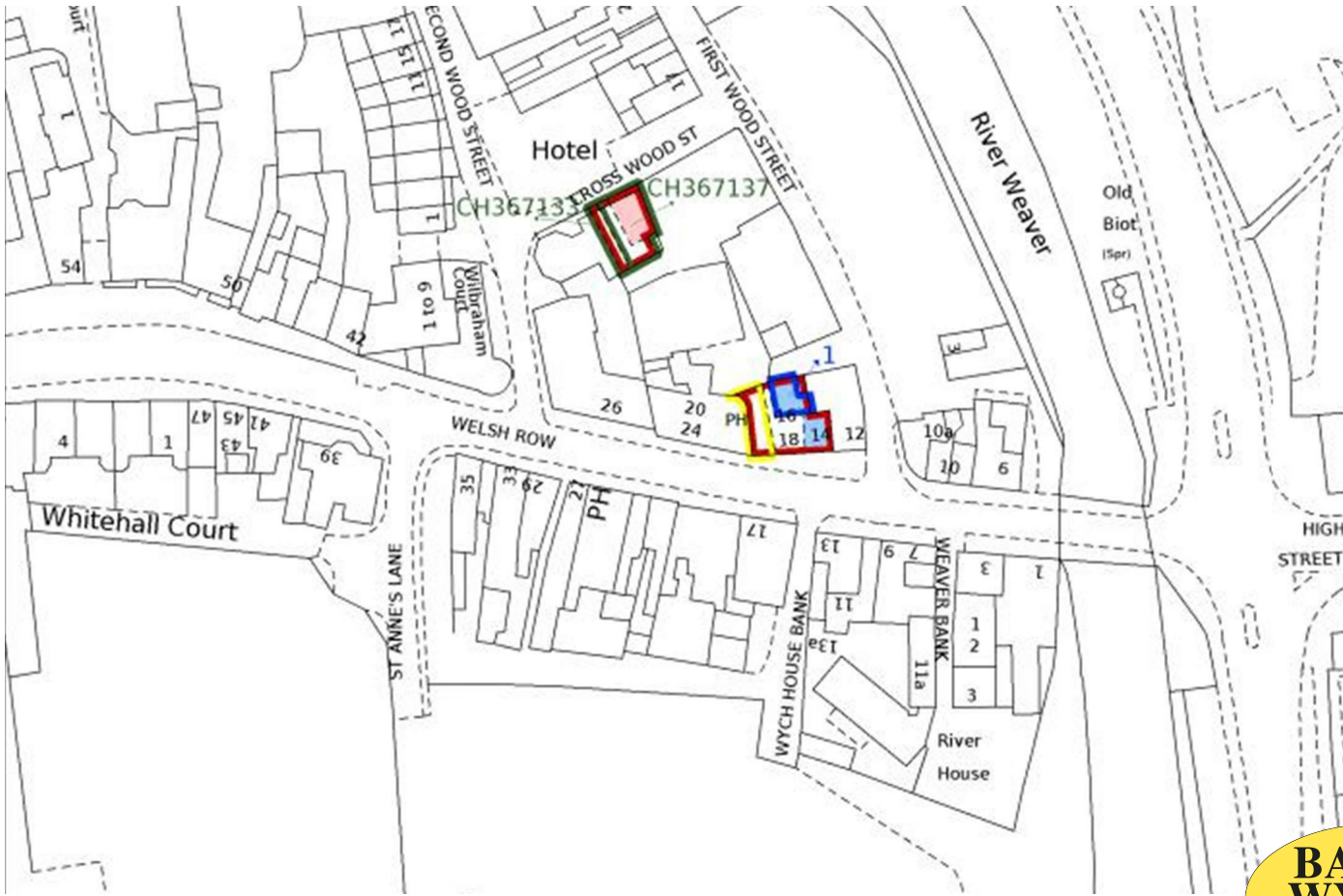
A Trusted Independent Estate Agent offering a bespoke individual service

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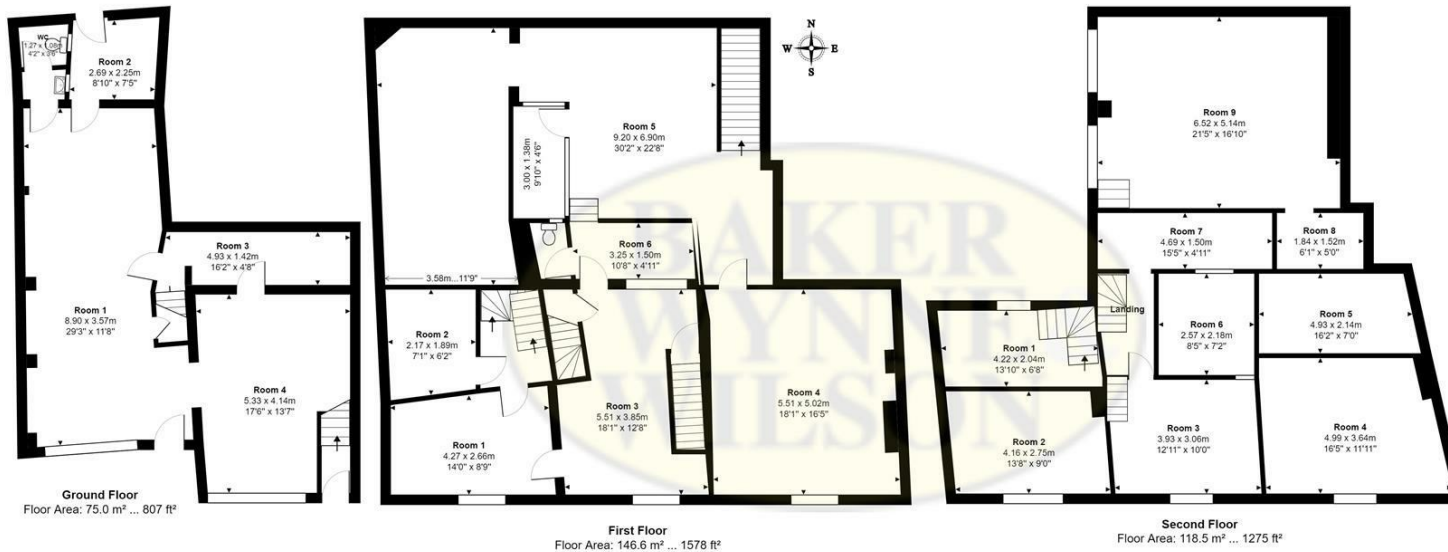






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### Energy Efficiency Rating

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

16-18 WELSH ROW, NANTWICH, CHESHIRE, CW5 5ED

Approximate Gross Internal Area: 352.7 m<sup>2</sup> ... 3796 ft<sup>2</sup>

Whilst 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 2024. Copyright.

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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