



Crescent Garage The Crescent, Nantwich, CW5 5ND
Guide Price £450,000

**BAKER
WYNNE &
WILSON**

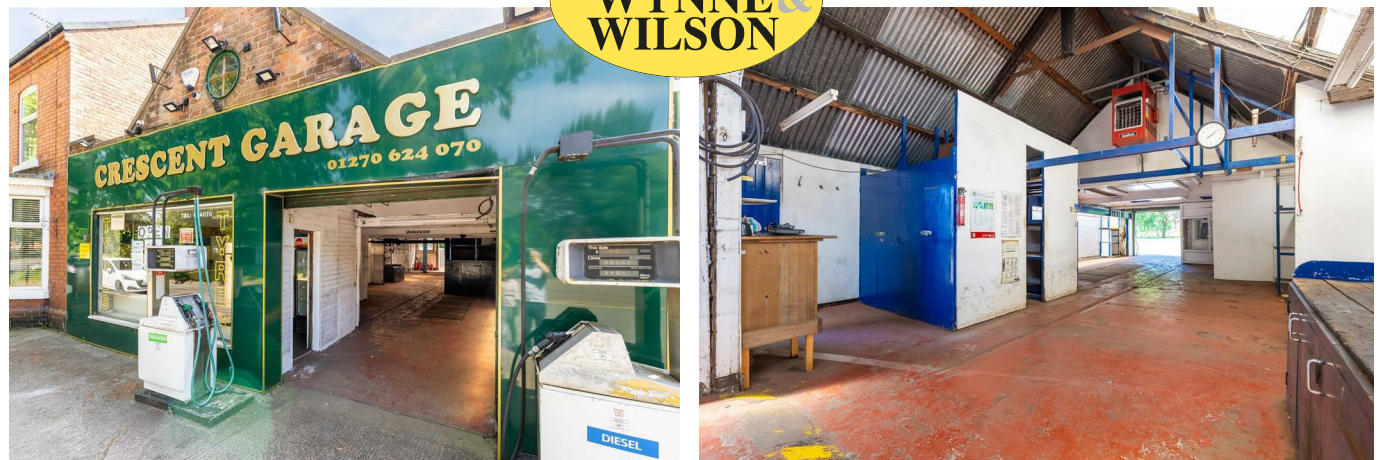
A FREEHOLD FORMER GARAGE
COMMERCIAL PREMISES IN A PRIME
CORNER LOCATION CONVENIENT TO
NANTWICH TOWN CENTRE

DESCRIPTION

This Commercial premises is built of partial brick and steel construction with an asbestos roof. The premises has been run as a filling station and garage repairs for some 50 years and its now to be sold in its present state and any prospective purchaser would have to make their own enquiries with regards to planning and change of use. Presently the total floor area is 2,181 square feet comprising of shop area, workshops, office, second workshop and rear yard/compound and side vehicle access.

DIRECTIONS

CW5 5ND



LOCATION & AMENTIES

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy.

Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal.

Savour gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually.

TENURE

Freehold.



SERVICES

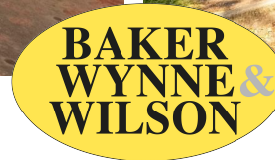
All mains services are available.

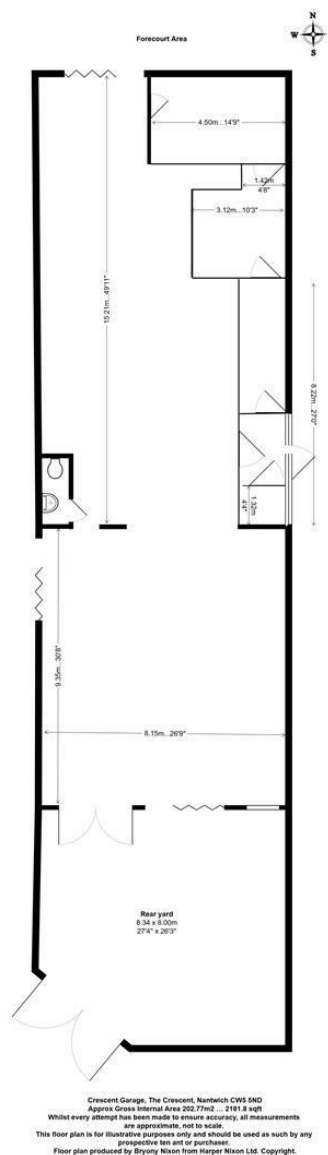
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.


VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214







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