



**13 High Street, Sandbach  
CW11 1AH**

**£1,166 PCM**

Hyde Estates present this ground floor retail unit. Situated in a Mock Tudor building on an established parade of shops fronting Market Street in the heart of the historic market town of Sandbach. Approx gross internal area is 40.97m<sup>2</sup> (441sqft).



The glazed shop front allows access to a 46' retail area, offering suspended ceilings with inset lighting, store room /office and WC. Suitable for a range of uses (Subject to planning).

**Location**

Ideally located on High Street, across from the Market Square and the Sandbach Crosses. There's easy access to the A533, A534 and M6 junction 17. Nearby retailers include Waitrose, WH Smiths, various restaurants, pubs, coffee shops/cafes, Estate Agents, and many independent retailers.

**Rent**

£14,000 PAX

**Accommodation - ground floor**

Front retail - 35' x 9' MAX

Rear storage/office – 10'1" x 9'

WC

Ground floor total approx - 40.97m2 (441sqft)

**Terms of lease**

By negotiation

**VAT**

We understand the property is not liable for VAT.

**Usage**

Shop and premises

**Business rates**

The property is described as "shop and premises" with a current rateable value of £9,500 per annum. This is the rateable value for the property. It is not what you pay in business rates or rent. The local council uses the rateable value to calculate the business rates bill. For further information please contact Cheshire East council's Business Rates Department on 0300 123 5500.

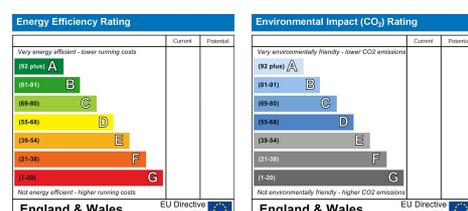
**Legal costs**

Each party to bear their own legal costs.

**EPC - C**

**Viewings**

Please contact Hyde Estate & Letting Agents 0161-773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB