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lettings & estate agents



44 High Street, Sandbach, CW11 1AN

£199,950

An attractive three storey retail premises prominently located on the High street in Sandbach, situated in the pleasant conservation area with high levels of footfall. Being offered for sale as the current occupants have a successful & are upscaling their business.

The unit comprises of: a large multi-use office/parlour, a kitchen, two offices/multifunction rooms on the first floor plus a WC and two further multifunction rooms on the second floor.

Previous uses included a tattoo & hair studio. The current layout really suits the 'rent a chair' business model.

The property enjoys a highly prominent corner position with fantastic large front windows giving great exposure to the busy High Street in Sandbach. On street parking is available nearby.

The property would suit a variety of small businesses (STP).

Business Rates

The current rateable value for the property is £7,000 until April 2026 where this will increase to £8,600. Please click on the link below to see the valuation calculation:-

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/112170133>

Please note that any prospective purchaser need to rely on their own enquiries in relation to VAT and business rates.

Ground Floor Retail Zone 20'2" x 12'9" (6.16 x 3.91)

Kitchen 10'3" x 8'5" (3.14 x 2.57)

First Floor Landing 8'11" x 5'10" (2.73 x 1.79)

First Floor front Office/Treatment Room 12'9" x 10'4" (3.90 x 3.17)

First Floor Office/Store 8'9" x 6'3" (2.69 x 1.91)

Rear Store & WC 8'3" x 8'2" (2.52 x 2.50)

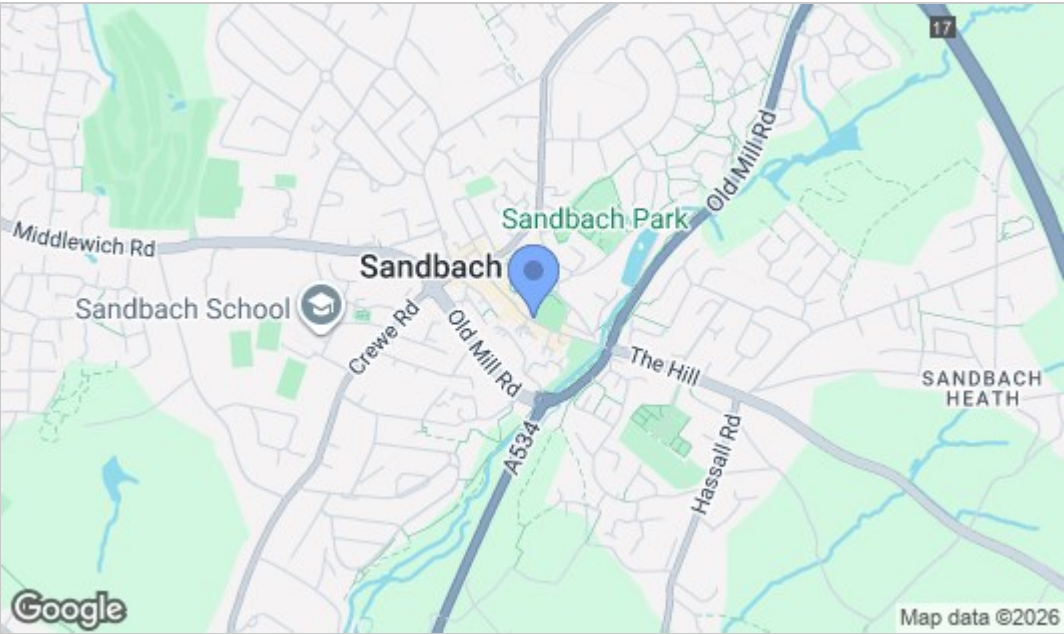
Second Floor Landing 8'11" x 5'4" (2.72 x 1.64)

Second Floor Front Office/Treatment Room 12'11" x 9'10" (3.95 x 3.01)

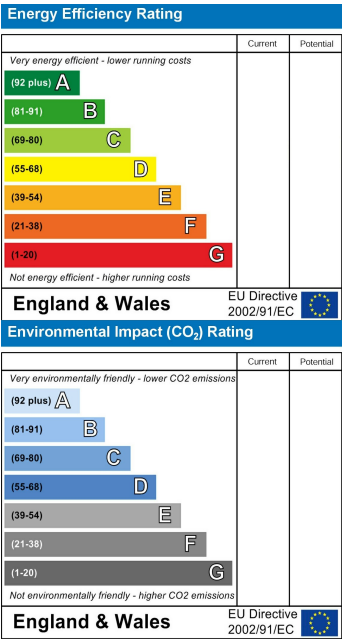
Second Floor Office/Store 8'10" x 6'6" (2.70 x 1.99)

Floor Plan

Area Map



Energy Efficiency Graph



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