

# chrishamriding

## 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)**

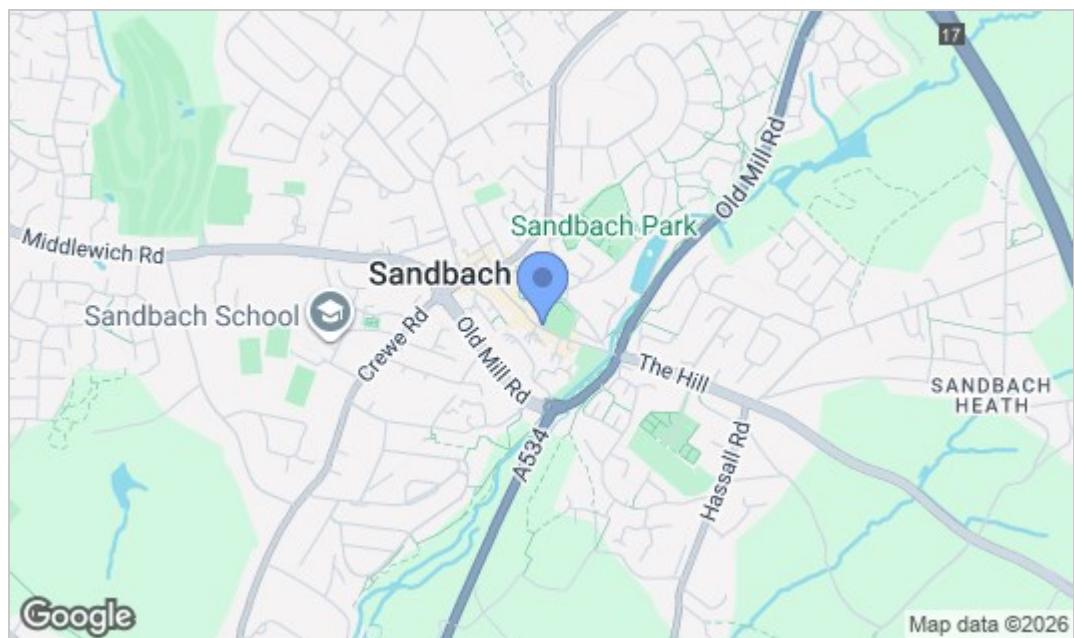
**Second Floor Landing 8'11" x 5'4" (2.72 x 1.64)**

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

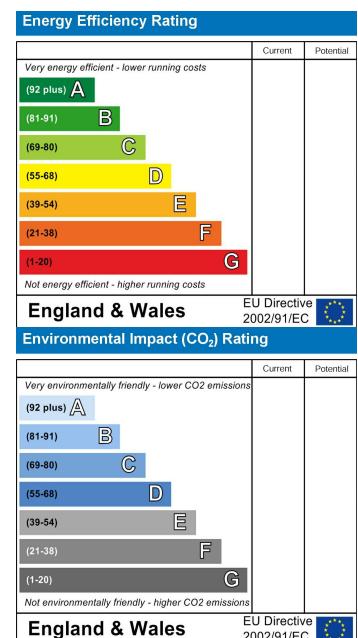
**Second Floor Office/Store 8'10" x 6'6" (2.70 x 1.99)**

## Floor Plan

## Area Map



## Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

