

# TO LET



## Unit 5 Nantwich Trade Park, Beam Heath Way, Nantwich. CW5 6RT

TRADE COUNTER UNIT  
( Suitable for Alternative Uses)

**4,317 SQ FT**  
**(401.10 SQ M)**

PROMINENT LOCATION



## LOCATION

Nantwich is a a prosperous Cheshire market town situated approximately 18 miles south east of Chester, 5 miles south west of Crewe and 7 miles from Junction 16 of the M6 motorway. Nantwich Trade Park is located at the entrance to Beam Heath Way to the north east of the town centre just before Sainsburys supermarket

Other existing occupiers on the Trade Park includes Topps Tiles, Sally (Hair and Beauty Supplies) Clearview Home Improvements, Wolseley and Leonard Brothers Veterinary Centre

## DESCRIPTION

The unit is built to a high quality modern design with an eaves height of approximately 8 meters, loading door, separate customer entrance and parking to the front.

## ACCOMMODATION

Gross Internal Area: 4,317 Sq Ft (401.10 Sq M)

## BUSINESS RATES

We are advised by Cheshire East Council that the premises have a Rateable Value of £44,975

## LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £55,000 per annum plus VAT

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of E-123

## VAT

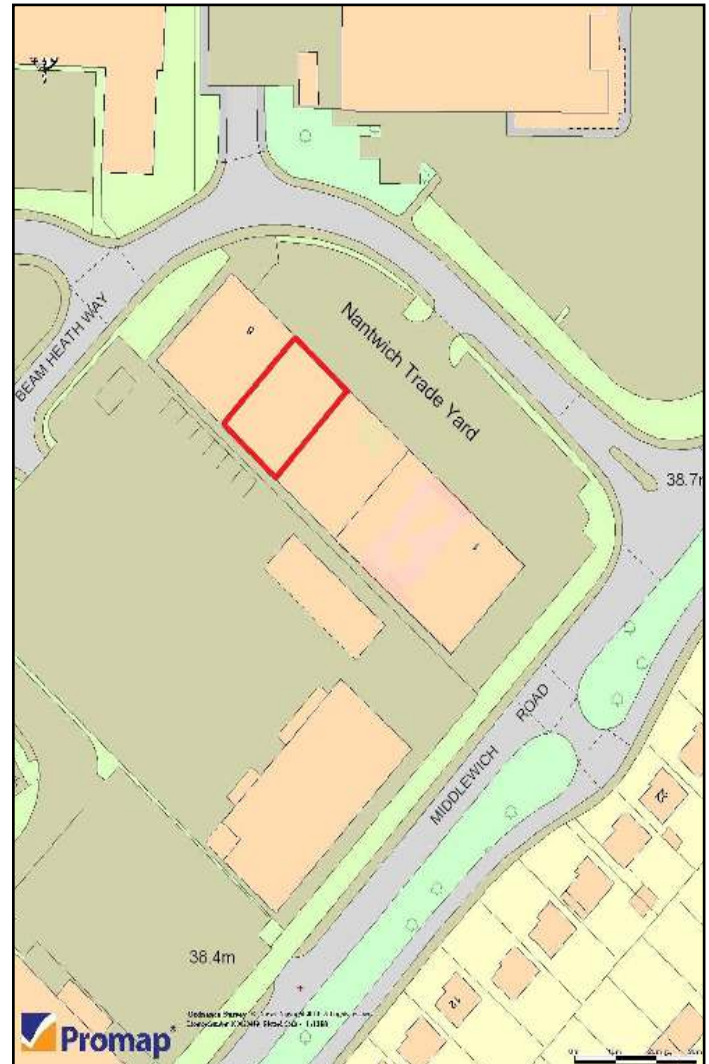
VAT if applicable will be payable at the standard rate.

## PLANNING

The unit has current planning permission for any use within B1, B2 and B8 of the Planning Use Classes Order with ancillary retailing from Trade Counter and Display areas. However under new planning Class Regulations effective from 1 September 2020 we understand the premises will, subject to a transition period, fall within the new use Class E. This includes uses within the existing A1, A2, A3, B1 and selected D1 and D2 Use Classes

## CODE OF LEASING PRACTICE

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented



## VIEWING

Strictly by appointment with Legat Owen  
 Contact: Andy Butler  
 Telephone: 01270 621001  
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