

RORY MACK

ASSOCIATES

TO LET:

£10,000 PAX

13B & 11B first floor offices, High Street

Sandbach, Cheshire,
CW11 1AH



- Prominent first floor offices situated in Sandbach
- Self contained comprising a series of individual offices (E)
- Newly refurbished to a high standard
- Total NIA: 900 sq ft
- EPC: 11B Band E (Asset Rating 106) 13B: Band D (Asset Rating 93)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT 'WITNESS REPORTS'
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
CPO NEGOTIATIONS

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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A first floor self-contained office situated in the market town of Sandbach. The office suite consists of a range of rooms and includes a kitchen and WC. The office would suit a number of professional or alternative uses (STP). Recently refurbished to a high standard and available for immediate occupation.

LOCATION

The property occupies an extremely prominent and central location in Sandbach town centre adjacent and opposite a wide range of local and national retailers and leisure operators. A Waitrose Supermarket is located towards the rear of the property which incorporates a large car park.

ACCOMMODATION

13B & 11B (First Floor Offices)	Office 1: 320 sq.ft.
	Office 2: 172 sq.ft.
	Office 3: 117 sq.ft.
	Office 4: 93 sq.ft.
	Kitchen: 31 sq.ft.
	Stores x 2: 167 sq.ft.
	WC's: -
Total NIA: 900 sq.ft.	

VAT

The rent is not subject to VAT.

SERVICES

Mains electricity, water and drainage are connected which are independently metered. Please note that no services have been tested by the agents.

PLANNING

Office use - E

BUSINESS RATES

11B: £4,100 (20/21)

Rates Payable: £2,045.90p per annum (20/21)

13B: £3,700 (20/21)

Rates Payable: £1,846.30p per annum (20/21)

TENURE

The property is available to let by way of a new Internal Repairing and Insuring Lease for a term of years to be agreed, subject to rent reviews every 5 years and with the incoming tenant being responsible for the Landlord's reasonable legal fees.

EPC

11B: Band E (Asset Rating 106)

13B: Band D (Asset Rating 93)

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

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Strictly by appointment through agents:

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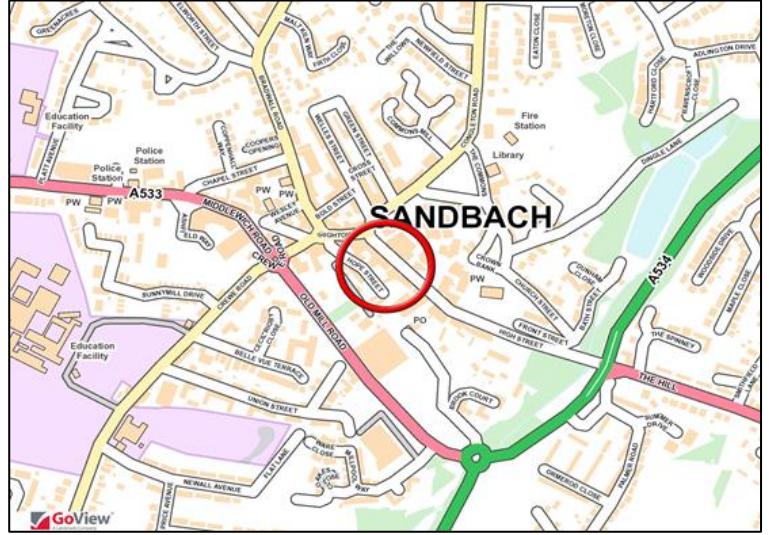
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ORDNANCE MAP



STREET MAP



TOWN MAP

