

TO LET

GROUND FLOOR RETAIL PREMISES

47 WHEELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB



GROUND FLOOR RETAIL PREMISES

47 WHELOCK STREET, MIDDLEWICH,
CHESHIRE, CW10 9AB

LOCATION

The premises is located on Wheelock Street (the high street) within the area of Middlewich located. A number of well-known occupiers including Nationwide and Coral are also located near to the building.

DESCRIPTION - [360 Tour Link](#)

The premises is a ground floor retail unit consisting of a front retail area, behind which is a kitchen and rectangular food preparation area/stores suitable for a range of uses. A former cold store is in situ but not tested or believed to be in working order. There are toilets and storage located in the rear first floor section, accessed via an external staircase.

RATING ASSESSMENT

The Rateable Value listed in the 2023 list is £3,850. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

TENURE

The property is available by way of a new full repairing lease on terms to be agreed.

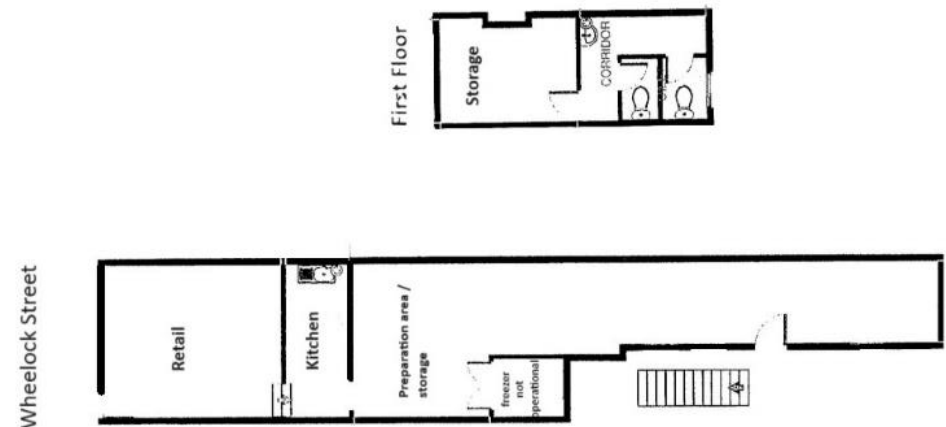
RENT

£8,500 per annum.

SERVICES

Mains electric and water services are available, subject to any reconnection. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

ACCOMMODATION	SQ M	SQ FT
Ground Floor		
Retail area	17.92	193
Kitchen	6.68	72
Rear preparation area / stores	44.18	475.6
First Floor Storage	9.80	105
2 x WC's		
Total NIA	78.6	846



GROUND FLOOR RETAIL PREMISES

47 WHELOCK STREET, MIDDLEWICH,
CHESHIRE, CW10 9AB

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Cheshire East Council).

LEGAL COSTS

The ingoing Tenant shall be responsible for the Landlords reasonable legal costs.

EPC

D-83.

VAT

All prices and rent are quoted exclusive of VAT which is not applicable.

CONTACT

Caine Savage / Rob Stevenson

T: 01782 202294

E: rob@mounseysurveyors.co.uk

caine@mounseysurveyors.co.uk

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival Park,
Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give 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 or 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 statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited



Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.