

# RORY MACK

## ASSOCIATES



**53 MIDDLEWICH ROAD,  
SANDBACH, CHESHIRE,  
CW11 1HU**

**FOR SALE  
£185,000**

- Office premise extending to 823 sq ft with car park at rear
- Very well-presented property
- Could be converted into residential (STP)
- Main road frontage opposite busy junction with excellent advertising potential
- EPC : Band D (82)



## 53 MIDDLEWICH ROAD

### SANDBACH

CW11 1HU

#### GENERAL DESCRIPTION

A mid-terraced property of brick elevations with slate tiled pitched roof coverings. Granted change of use in 2006 the property has been used as an office for professional services ever since and maintained to a high standard throughout this time. Internally, the property briefly comprises a reception area, board room, office and newly fitted kitchen plus downstairs WC. On the first floor are three good sized offices and a newly fitted bathroom suite. To the rear is a large yard which could accommodate two cars and a seating area. The building benefits from UPVC double glazed windows, a newly fitted gas powered combi boiler providing central heating throughout and carpeted flooring. The property could easily be converted back to residential subject to planning permission, and retains a kitchen and family bathroom with space for three bedrooms on the first floor.

#### LOCATION

The property is located close to the centre of Sandbach, a market town located in the heart of Cheshire. The property faces a retail and business park and is within a 2-minute walk of the town centre with ample shops, restaurants and bars. Sandbach is based near junction 17 of the M6 motorway and within easy reach of Manchester and Birmingham.

#### ACCOMMODATION

##### Ground Floor

Reception:	141 sq ft
Board room:	135 sq ft
Office:	90 sq ft
Kitchen:	72 sq ft
<b>NIA:</b>	<b>438 sq ft</b>

##### First Floor

Front office:	135 sq ft
Front office:	126 sq ft
Rear office:	72 sq ft
Bathroom:	52 sq ft
<b>NIA:</b>	<b>385 sq ft</b>

<b>Total NIA:</b>	<b>823 sq ft</b>
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#### SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### BUSINESS RATES

Rateable Value:	£7,600
Rates Payable:	£3,792.40 pa (25/26)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

#### TENURE

Available freehold, subject to contract and with vacant possession upon completion.

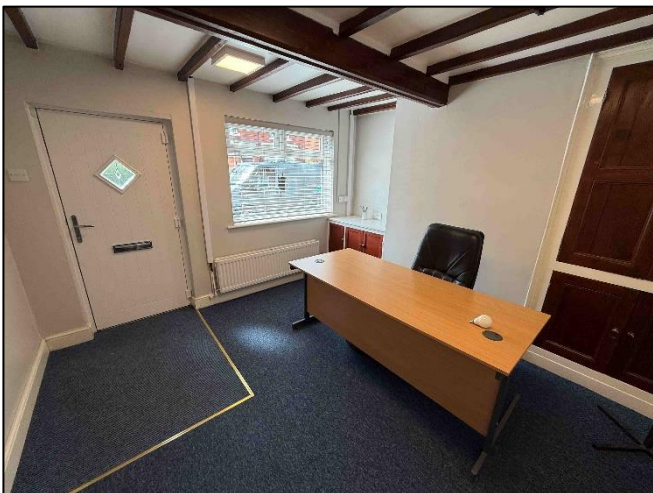
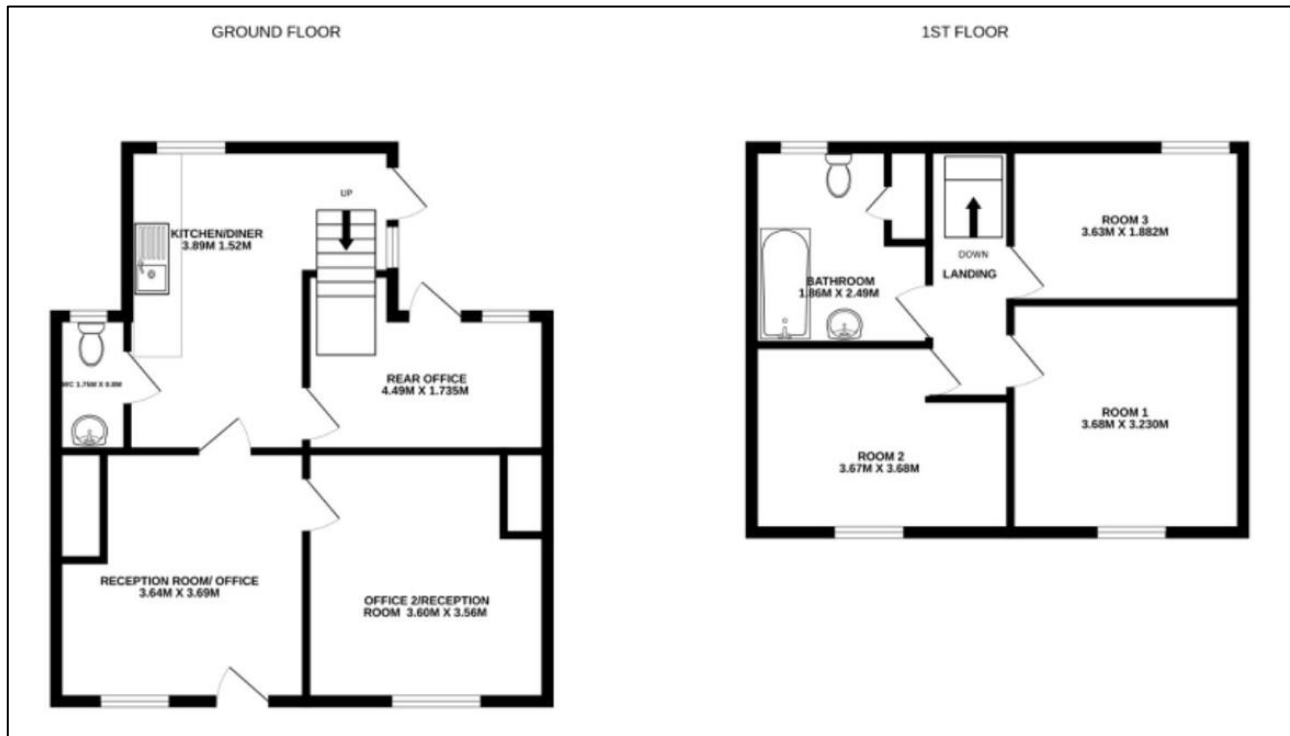
#### ANTI MONEY LAUNDERING REGULATIONS

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.





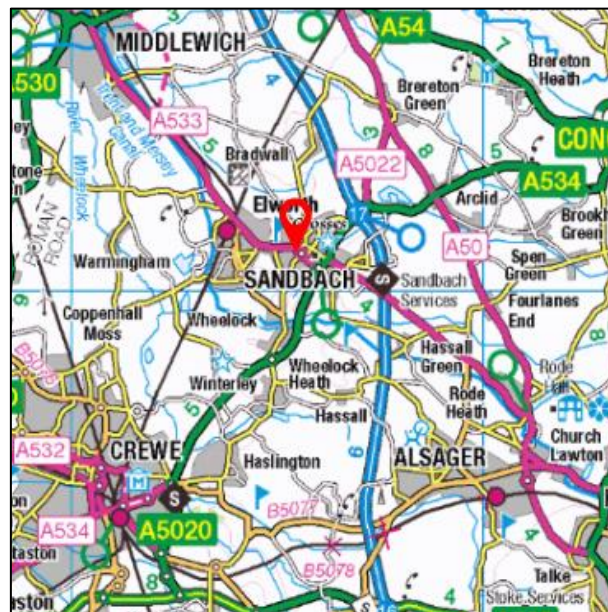
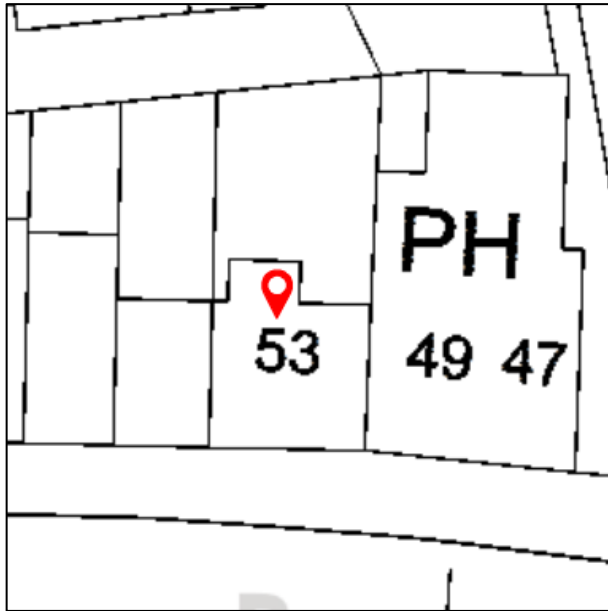
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**OFFICE**

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

[enquiries@rorymack.co.uk](mailto:enquiries@rorymack.co.uk)

[www.rorymack.co.uk](http://www.rorymack.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements