



11 London Road

Sandbach, Cheshire CW11 3BD

Commercial Premises
62.40 SQM (669 SQFT)

£9,000 per annum

- Ground floor commercial premises
- Suitable for a variety of uses subject to necessary consents
- 1 parking space at the rear
- Main arterial route into Sandbach town centre

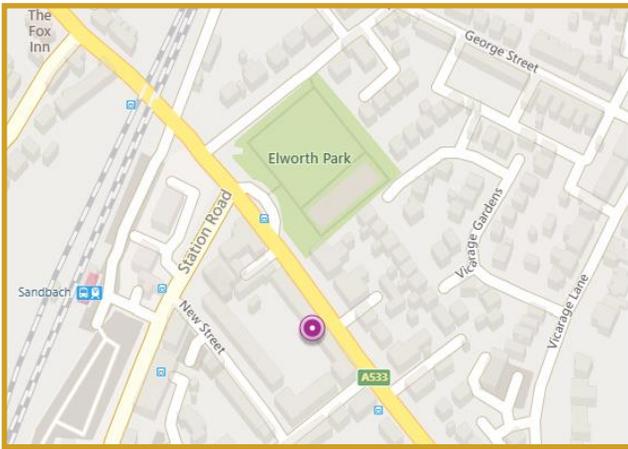
To Let

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e: info@parkinsonre.com

www: parkinsonre.com





Location

The property is situated fronting the A533 London Road which is the main arterial road leading into Sandbach from the west. The property is set back from the pavement with an area of hardstanding between the road and the property. London Road provides for the main link road between Sandbach and Middlewich and the subject is located within a convenient distance from Sandbach town centre which, in turn is strategically positioned within close proximity to J17 of the M6 motorway. Surrounding property uses include primarily residential with sporadic commercial uses such as convenience store, public house and other commercial occupiers.

Description

The subject comprises a ground floor commercial space within a 2 storey semi-detached building. This former pharmacy provides a retail space with ancillary office store, WC and kitchen together with a basement offering some storage. The property benefits 1 car parking space at the rear and there is on street parking close by. The premises are considered suitable for a variety of commercial uses including potentially retail, service offering or financial services etc. subject to planning permission.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Retail	16.60	179
Office	13.30	139
Store	9.10	98
Kitchen	6.10	66
Basement Store	17.30	187
WC	-	-
TOTAL	62.40	669

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Shop & Premises	£3800	£1,896.20 p.a.

Terms

The premises are available to let by way of a new lease to be negotiated on an effectively full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£9,000 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is not applicable on this transaction. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate and has a rating of E-102. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0822 April 2025.

10 Beecham Court,
Wigan, WN3 6PR

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.