

**FOR SALE**

Freehold

Two Storey Town Centre Building

153.46 Sq M (1,653 Sq Ft)

Gallery The Accord Clinic

01606 836214

**Church House, 20 Hightown**  
Middlewich, Cheshire, CW10 9AN

 **FISHER  
GERMAN**

# CHURCH HOUSE, 20 HIGHTOWN



## Church House 20 Hightown,



**Church House is a period, town centre building, providing ground floor retail space with two self contained first floor flats.**

- Two Storey Town Centre Building
- Double Fronted Retail Unit
- Two Self-Contained Flats
- Period Features
- 153.46 Sq M (1,653 Sq Ft)



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## Approximate Travel Distances



### Locations

- Middlewich Centre 0.1 miles
- M6 Motorway 10 miles

### Sat Nav Postcode

CW10 9AN

## Location

20 Hightown is set within a conservation area and occupies a prominent position close to St Michael All Angels Church, just off the A54 St Michael's Way, in the centre of Middlewich.

## Description

Church House is a two storey town centre building, with the ground and first floor separated to provide self-contained accommodation.

The ground floor provides a double fronted retail unit, most recently used as D1 consultancy and may be suitable for a range of other uses subject to planning.

The first floor, accessed from the rear of the building, has been converted to provide two contained one bedroom apartments.

## Guide Price

£215,000 exclusive of VAT

## Accommodation

Ground Floor	Sq M	Sq Ft
Retail Area	42.72	460
Consulting Room	16.72	180
Consulting Room	16.29	175
Consulting Room	6.29	68
WC		
First Floor		
Flat 1	41.01	442
Flat 2	30.43	328
<b>Total</b>	<b>153.46</b>	<b>1,653</b>

## Tenure

The freehold interest in the property is offered for sale.

## Business Rates & Council Tax

The current rateable value of the ground floor is £7,500. The flats are not yet assessed for council tax.

Further information can be obtained from the local authority, Cheshire East Council.

## Services

We are informed that mains water, drainage and electricity are connected. Telephone and Internet connections are understood to be available.

None of the services, fittings or appliances, heating installation, plumbing or electrical systems have been tested by the letting agents.

## Viewings

Strictly by prior arrangement with the agent.

## Legal Costs

Each party will be responsible for their own legal costs relating to this transaction.

## EPC

Energy Performance Rating G.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



### Please Note

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Particulars dated July 2020. Photographs dated September 2015.

