

to let

Stunning Grade II Listed Building

125.4 m² (1,350 ft²)



39 Welsh Row
Nantwich
Cheshire
CW5 5EW

- Unique Period Property
- Walking Distance to Town Centre
- Original Period Features
- Corner Position
- 3 Gated On-Site Parking Spaces

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent corner position at the junction of Welsh Row and St Anne's Lane on the edge of Nantwich town centre.

Nantwich is an idyllic well-regarded Cheshire market town that boasts many amenities, including the nearby retail core, that contains superb shopping and restaurant establishments.

Nantwich is an affluent residential area, that benefits from excellent transport links to the surrounding area.

Description

We are delighted to offer for rent 39 Welsh Row, Nantwich, a stunning Grade II Listed office building that retains many period features, including original parquet flooring.

The property is currently used as offices, and it may also be suitable for medical consulting type uses, such as a clinic or similar.

The original architecture is unique and was originally constructed back in 1846, although it has been subsequently extended at the rear.

The external areas are surfaced with high grade stone work and the perimeters are bounded by brick walls and metal post and rail fencing and gates.

Internally the accommodation comprises varying sized rooms, including a main front room that is beautifully presented and overlooks Welsh Row to the front. Wc and full service kitchen facilities are also included.

3 no. on site car parking spaces are provided.

Accommodation

Net Internal Area

Total	125.4 m ²	1,350 ft ²
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Services

All mains services are connected.

A gas central heating system to radiators installed.

Rates

Rateable Value: £14,000.

Non Small Business Payable 2021/22: £6,986.

Qualifying small businesses may benefit from a reduced rates bill at this property.

Lease Terms & Rental

Available by way of new Lease direct from the Landlord on a Tenants effectively full repairing and insuring basis.

Lease lengths are flexible, subject to a minimum of 3 years, longer leases will include periodic upward only rent reviews.

Rental

£27,000 per annum plus VAT.

Service Charge

Levied in respect of external maintenance and buildings insurance.

VAT

The above rentals and service charges are subject to VAT at the standard rate.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

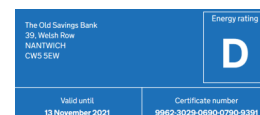
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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