



30 Hospital Street

NANTWICH, CW5 5RP

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A Grade II Listed mixed commercial/residential use investment located in a prominent and highly desirable position on Hospital Street in the charming market town of Nantwich.



FEATURES

- Excellent location near the Cocoa Yard
- Attractive investment opportunity
- Ground floor commercial shop
- Two residential flats above
- Freehold
- Guide Price £350,000
- Fully occupied building

DESCRIPTION

The property is a Grade II Listed Building and occupies a prominent position along Hospital Street on the corner of the entrance to the Cocoa Yard. Nearby retailers include: Costa Coffee, Jepsons of Nantwich, Shutters By Design and a wealth of other independent shops.

The ground floor is a self contained retail unit with an approximate floor area of 479 sq ft and is let to Messrs J Bowler and J Cafferty, t/a Whitegates on a new 7 year lease from January 2023 at a rent of £12,000 per annum on an internal repairing basis with service charge provision. The tenant has been in occupation for nearly 12 years.

The first and second floors are let out separately as individual one bedroom flats with access from the rear of the property via an external staircase. Each flat comprises a double bedroom, sitting room, kitchen and bathroom and has gas central heating. Both flats are let on assured shorthold tenancies with a combined rental income of £11,700.

The first floor flat is occupied on a 6 month AST at a rent of £475 pcm expiring June 2023. The current tenant has been in occupation since June 2018. The second floor flat is occupied on a 12 month AST at a rent of £500 pcm expiring September 2023. The tenant has been in occupation since September 2020.



SITUATION

Number 30 is situated in a highly desirable location on Hospital Street, one of Nantwich's most charming independent shopping streets and a highly convenient residential location. The property is within easy walking distance to all local amenities, including a range of coffee shops, bars, restaurants, leisure centre, Nantwich lake and the local Primary and Secondary Schools.

Nantwich is an affluent market town in South Cheshire lying approximately 4 miles South West of Crewe which has direct railway links to London Euston in 90 minutes. Nantwich is located 19 miles South East of Chester and 15 miles North West of Stoke on Trent. The town benefits from excellent road communications being situated at the junction of the A51 and A534 which provides direct access to Chester and junction 17 of the M6 motorway respectively. In addition, the A500 provides a direct link to junction 16 of the M6 motorway and Stoke on Trent.

Liverpool John Lennon Airport and Manchester International Airport are both within a 45 minute drive from the town centre.





TENURE

Freehold subject to the existing tenancies

COUNCIL TAX/BUSINESS RATES

1st and 2nd floor flats- Band A

Ground floor shop- rateable value of £11,500

METHOD OF SALE

Private Treaty

EPC

Ground floor retail- EPC in progress

First floor flat- D Rating

Second floor flat- C rating

SERVICES

All mains services

VAT

The property is not eligible for VAT

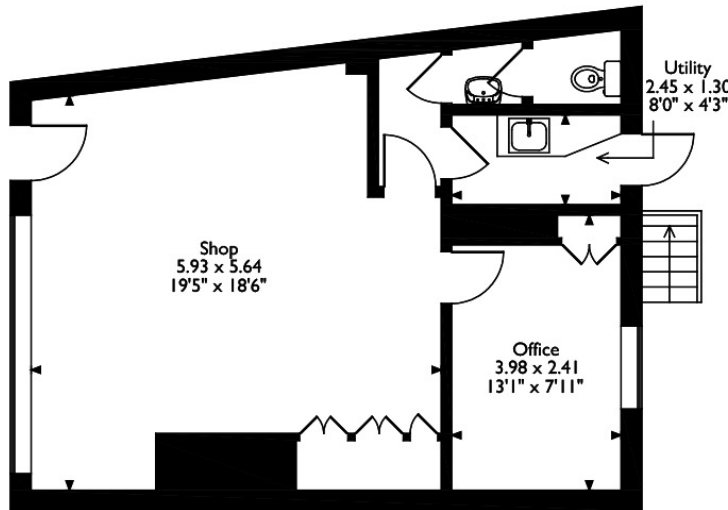
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

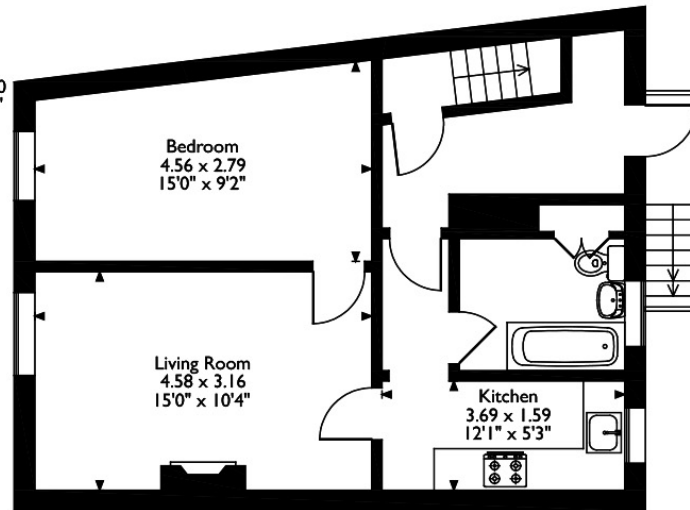


FLOORPLAN

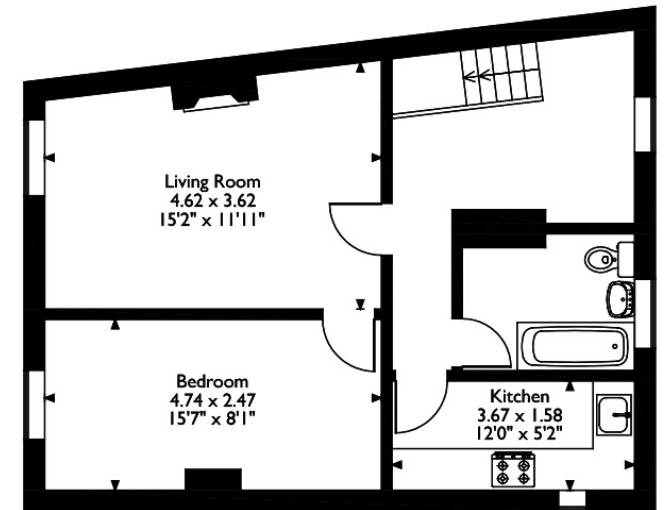
30 Hospital Street, Flat 1 30 Hospital Street, Nantwich Approximate Gross Internal Area 156 Sq M/1680 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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