

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**GROUND FLOOR RETAIL WITH
FIRST FLOOR OFFICES**



**8-12 PENDA WAY, SANDBACH,
CHESHIRE, CW11 1GS
6,915 SQ FT (642.4 SQ M)**

- FORMER DEPARTMENT STORE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Penda Way, which is a modern parade of retail units in the heart of Sandbach town centre. Penda Way is a prime part of the pedestrianised area within the town positioned between The Square (off the High Street) and Congleton Road. Other occupiers in the parade include Sue Ryder Charity, Barnardos and Nationwide Building Society. The property is located close to the A534, which in turn provides access to J17 of the M6 Motorway.

DESCRIPTION

The property comprises of a two storey building of brick-built construction surmounted by pitched tiled roof. The former clothing store comprises of a large retail trading area on the ground floor with first floor offices, kitchen and staff area and WC facilities. The property benefits from a solid floor with tiled covering, suspended ceiling with a mixture of spot lights and inset fluorescent cat 2 lights and air conditioning. Access is via twin glazed doors. Externally, there is an electric roller shutter and parking to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,000	557.4
First Floor	915	85
Total	6,915	642.4

PLANNING

Interested parties should contact Cheshire East Borough Council Planning Department on 0300 123 5014.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £33,250. Rates payable will be in the region of £16,591.75 per annum.

Interested parties should contact Cheshire East Borough Council Planning Department on 0300 123 5013.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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