TO LET

CAFE
Frederick House, Princes Court, Beam Heath Way, Nantwich CW5 6PQ

- Cafe serving 18,000 sq ft office park
- Area 80.6 sq m (868 sq ft)
- Fully fitted including furniture
- Demand for business catering

Rent: £6,000 per annum (Exclusive)
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Location
The property is located on the north side of Nantwich Town Centre, close to the bypass (A530) and within a commercial district which is also home to Sainsbury’s, Buildbase, Topps Tiles and other national occupiers.

Nantwich is a market town situated approximately 17 miles east of Chester and 14.4 miles west of Stoke-on-Trent.

Description
The cafe provides a fully fitted facility complete with tables and chairs. The kitchen includes a gas cooker and fridge/freezer.

Well used by the occupiers on the park, there is also a meeting room next door which is available for booking and there is great potential to expand the business into event catering.

The office accommodation is set within three period buildings, Regent House, Charles House and Frederick House, providing a total of 18,000 sq ft.

Un-restricted on-site car parking is provided and the emphasis is on providing a business community.

Accommodation
All measurements are approximate only

Area 80.6 sq m (868 sq ft)

Planning
The property is understood to benefit from planning consent for A3 (restaurant) use.

Interested parties are advised to make their own enquiries to the local authority.

Rent
£6,000 per annum (Exclusive).

Tenure
Flexible lease term available.

Rateable value
Further information available upon request.

Services
We understand that all mains services are available. We have not tested services on site.

Energy performance rating
Available from agents upon request.

Legal costs
Each party to be responsible for their own legal costs incurred in respect of the granting of the lease.

Local Authority
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  Telephone: 0345 678 9000

Financial Act 1989
TBC

Viewing
Strictly by prior arrangement with the sole agent. For more information or to arrange a viewing please contact:

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