



TO LET

11 Pillory Street, Nantwich, CW5 5BZ

Retail unit in prominent location in Nantwich town centre
491 sq ft (45 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The premises are located in a prominent position in Nantwich town centre.

The historic market town of Nantwich boasts a wide variety of independent and national retailers.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Sales	40.04	431
Kitchen	5.54	60
Total	45.58	491

Terms

The property is available on a new internal repairing and insuring lease for a term to be agreed. With effect from 1 September 2025.

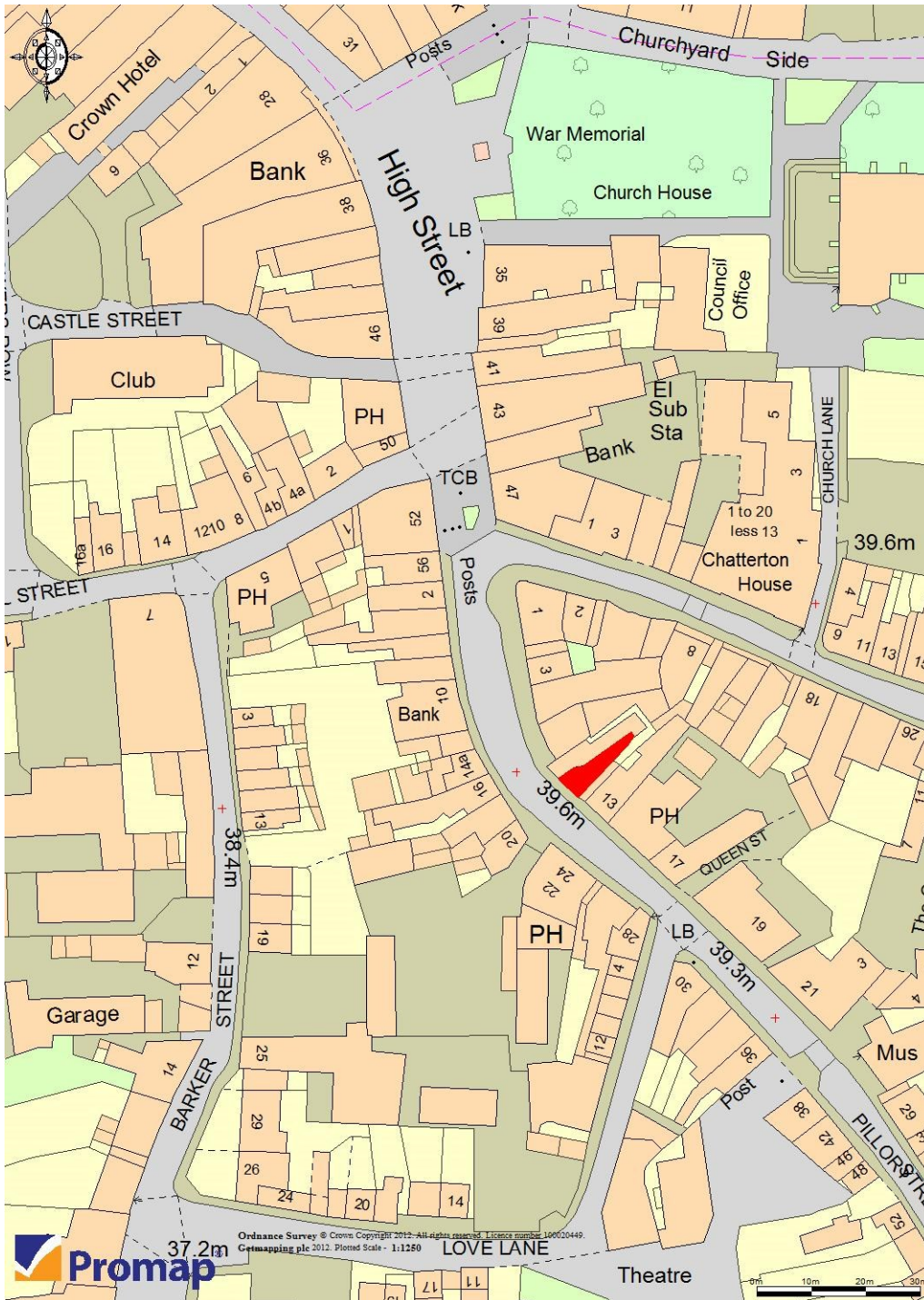
Rent

The rent is £15,500 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit check.





Business Rates

The property has a Rateable Value of £11,750.

Building Insurance

The landlord will insure the building and recharge an appropriate percentage of the premium to the tenant.

Utilities

We understand that mains water and electricity are connected to the property.

Energy Performance Certificate

The property is undergoing an EPC check.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

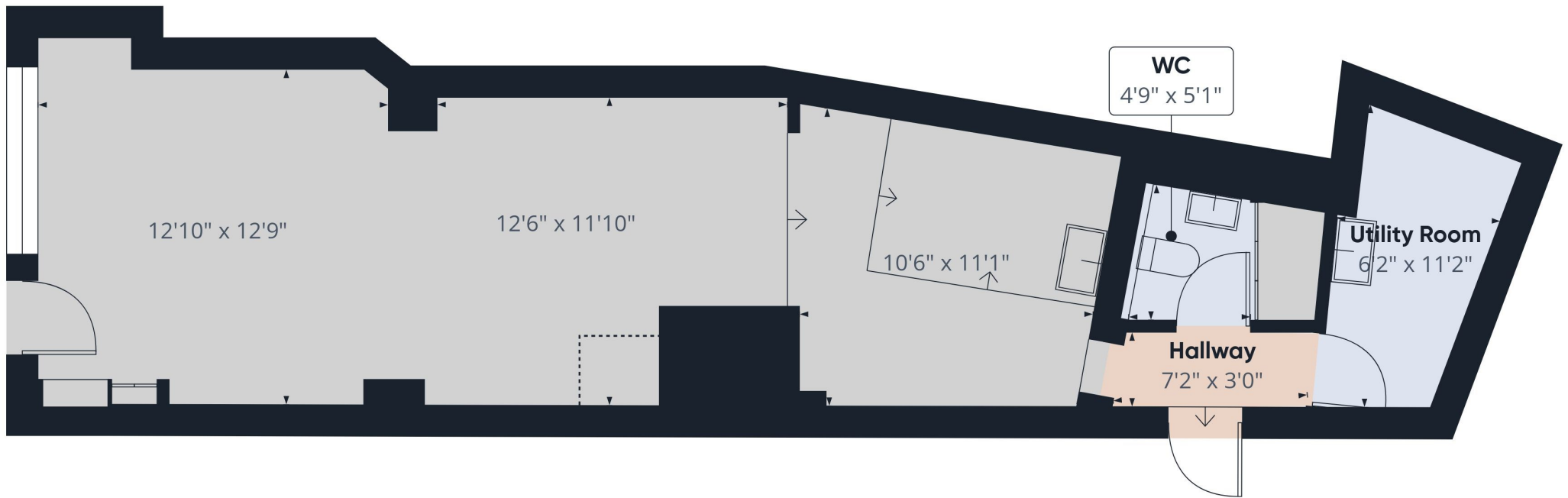
Code for Leasing Business Premises

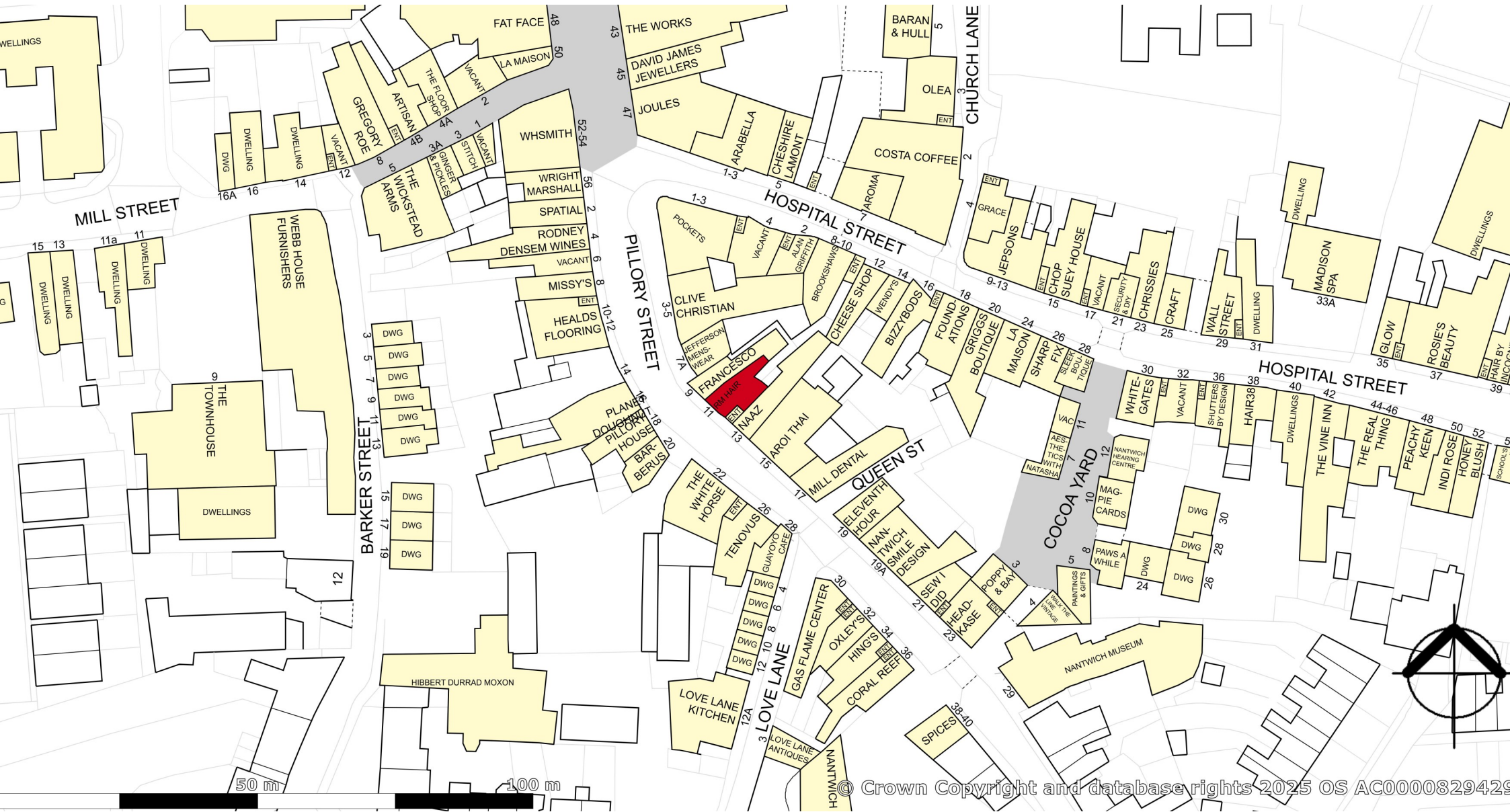
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

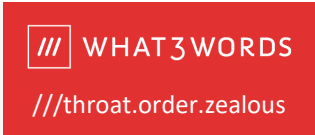
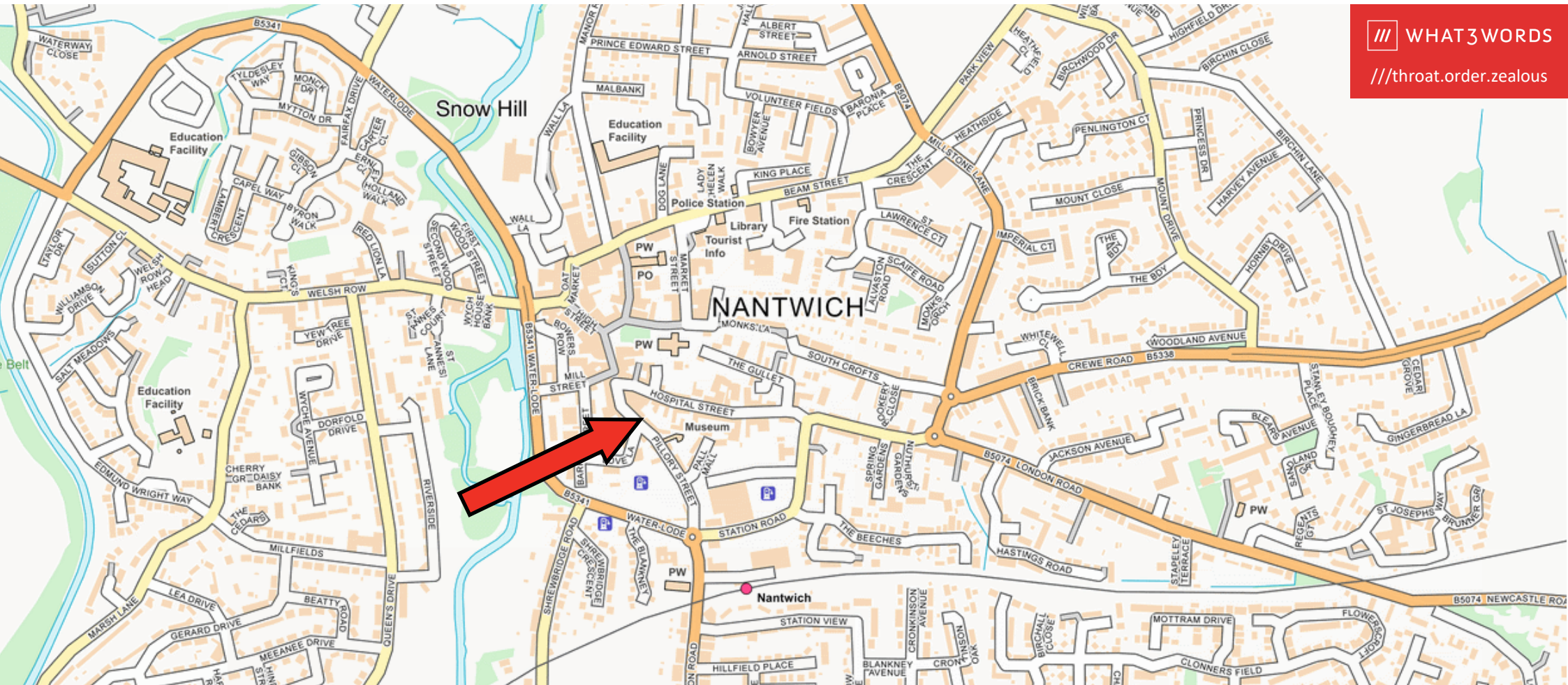






Location

The property is situated within Nantwich town centre. Nantwich itself is a busy market town located in South Cheshire and situated approximately 20 miles south east of Chester and 5 miles south west of Crewe. Nantwich benefits from a good tourist trade and good catchment area.



Contact:



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DATE PREPARED: May 2025



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



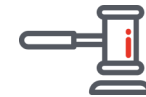
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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