

TO LET

380 sq ft



ATTRACTIVE GROUND FLOOR RETAIL PREMISES

19 SCHOOL LANE HARTFORD CW8 1NP

Location: The property is located on School Lane in the heart of Hartford village, one of Cheshire's most sought after residential locations. Hartford lies approximately 2 miles south west of Northwich and benefits from excellent road and rail connections throughout the north west.

The village provides a strong range of independent retailers, cafes, restaurants and local services together with Hartford railway station offering regular services to Chester, Liverpool and Manchester. The property is conveniently positioned for access to the A556, M56 and wider regional motorway network with Manchester Airport also within reasonable travelling distance.

Hartford is widely regarded as an affluent and desirable Cheshire village with a strong residential and professional demographic profile.

The area benefits from:

- High levels of owner occupation
- Strong household incomes
- Established commuter population
- Excellent local schooling and amenities
- Attractive village environment with thriving local businesses

19 School Lane, Hartford

Description: An attractive ground floor retail premises situated within a well presented terrace of shops in the centre of the affluent Cheshire village of Hartford. The property occupies a prominent end terrace position and would suit a variety of occupiers requiring a visible retail frontage.

The accommodation extends to approximately 380 sq ft and briefly comprises:

- Open plan retail/sales area
- WC facilities
- Modern electric heating
- Attractive glazed shop frontage

A parking space may be available by separate arrangement and there is the benefit of free on street parking immediately outside the property.

Use: The premises fall within Use Class E (Commercial, Business and Service) allowing for a wide range of potential uses including retail, office, café (subject to necessary consents) and other business uses.

Lease Terms: The property is available by way of a new lease on terms to be agreed

Rent: £10,000 per annum exclusive

Business Rates: Rateable Value (2026 List) £2,350

Interested parties are advised to make their own enquiries with the local rating authority regarding rates payable and any potential reliefs.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.