



## 17a Welles Street

Sandbach, CW11 1GT

### Retail To Let

**2,189 sq ft**  
(203.36 sq m)

- Centre of Sandbach
- Double Fronted Retail
- Self Contained Flat
- Income Producing

## Summary

<b>Available Size</b>	2,189 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

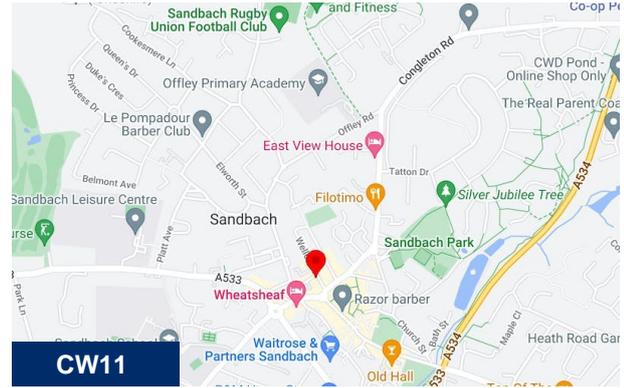
## Description

The property comprises of a return fronted retail premises which has a storage area to the rear with a basement. There is a self contained two bedroom flat accessed via Cross Street which is has been done to good standard. The tenant has a tenancy until December 2021 and is paying £690 pcm.

**TERMS** The property is available by way of a Freehold disposal **PRICE** £350,000  
**Exclusive RATES** Rateable Value £8,000 **LEGAL COSTS** Each party will be responsible for their own legal costs.

**VAT** All prices and rents are exclusive of, but may be liable to VAT.

**VIEWINGS** Strictly by appointment with sole agents Hallams Property Consultants.



## Viewing & Further Information



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