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Estate & Letting Agents

t: 0161 773 4583
e: sales@hydepartners.com
www.hydepartners.com

## 11a - 13a High Street, Sandbach
## CW11 1AH

## Auction Guide £300,000

Auction date: 29/10/2026. Hyde Estates offer this exceptional, fully multi-let freehold opportunity in Sandbach. Spanning approx. 1,570 sq ft across 4 active units, it yields 11.67%. Current rent £35k pa (rising to £36k in Nov). An Ideal high-income investment.

Occupying a prime position within the heart of the historic and highly desirable town of Sandbach, the property is perfectly positioned on the High Street, the primary commercial artery running through the town center. This exceptional location presents a perfect blend of immediate, secure high-income generation, situated in a highly sought-after market town with an affluent catchment area and a projected population of over 80,000. This footfall hotspot sits directly opposite W H Smith and is immediately surrounded by established national brands like Boots Chemist, alongside a vibrant mix of independent retailers and local services. Benefiting from excellent pedestrian flow and maximum convenience, the premises also feature free public car parking within short walking distance.

• Total approx Internal Area: 1,570 sq. ft. (145.90 sq m)
• Current Passing Income: £35,000 per annum (Rising to £36,000 in November 2026)
• Gross Initial Yield: 11.67% (Based on the £300,000 guide price)
• Tenure: Freehold

Property Breakdown

Ground Floor
11a High Street (Retail Unit / Barbershop)
• Tenant: HeadKase Sandbach.
• Features: A well-proportioned retail space extending to the rear, equipped with a small storage area, toilet facilities, water, and electricity (no gas).
• Lease Terms: 3-year lease.
• Lease Start: 1st October 2024.
• Current Rent: £12,000 per annum.
• Size: 380 Sq Ft (35.30 sq m).

13 High Street (Corner Retail Unit / Phone & Vape Shop)
• Tenant: Sandbach Mobile and Vapes Ltd (specialising in phone and laptop sales and repairs).
• Features: A prominent ground-floor corner lock-up shop comprising a main retail area, rear storage, and toilet facilities.
• Lease Terms: 5-year lease.
• Lease Start: 1st November 2025.
• Rental Schedule: Year 1: £11,000 per annum. Years 2–5: £12,000 per annum.
• Size: 443 Sq Ft (41.20 sq m).

First Floor
11b High Street (First Floor Suite / Tattoo Studio)
• Tenant: Skinsmiths Tattoos LTD.
• Access: Accessed via a dedicated entrance door situated between the ground-floor retail units, extending across the right section of the property.
• Lease Terms: 3-year lease.
• Lease Start: 1st November 2023.
• Current Rent: £6,000 per annum.
• Size: 367 Sq Ft (34.10 sq m).

13b High Street (First Floor Suite / Tattoo Studio)
• Tenant: Skinsmiths Tattoos LTD.
• Access: Positioned directly above the corner unit, this space enjoys dual access from the main High Street door as well as self-contained secondary access to the rear.
• Features: Comprises three versatile offices/rooms equipped with self-contained kitchen and toilet facilities.
• Lease Terms: 3-year lease.
• Lease Start: 1st November 2023.
• Current Rent: £6,000 per annum.
• Size: 380 Sq Ft (35.30 sq m).

Location & Connectivity
The property benefits from exceptional connectivity, situated just a five-minute drive (approximately 1.5 miles) from Junction 17 of the M6 motorway, providing effortless links to Manchester, Liverpool, and the Midlands. For rail commuters, Sandbach Train Station is located just over a mile away, offering direct and frequent services to Manchester Piccadilly and Crewe's major transport hub, and is easily accessible via regular local bus routes stopping right near the High Street.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

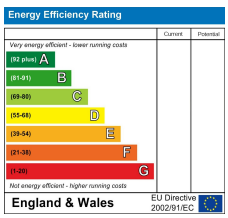
Additional Information

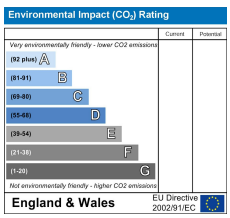
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.




1 St. Margarets Road, Prestwich, Manchester, M25 2QB