

HIGH STREET PROPERTY / CLASS A2**33 High Street, Northwich CW9 5EN****Rent: £50,000 PA****Ground Floor Area****1,505 Sq ft / 140 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Grant Owens****Mob: 07808 646576****Email: grant@barkerproudlove.co.uk****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk**

Location:

Northwich is an affluent Cheshire market town, located approximately 7 miles south of Warrington and 18 miles east of Chester. Manchester and Liverpool are approximately 24 miles north east and 37 miles north west respectively.

The town has excellent road communications with the A556 dual carriageway connecting to Junction 19 of the M6 within 8 miles. The town has two railway stations providing both local and national connections.

The subject property is located on High Street within Northwich town centre, the main pedestrianised street in the centre.

Demise:	Sq Ft	Sq M
Ground Floor	1505	139.8
First Floor	1137	105.6
Second Floor	737	68.5
Basement	1279	119

Rent:

The passing rent is £50,000 per annum.

Tenure:

Available by way of an assignment of the existing lease which is due to expire on 24/03/2024. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £35,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

Subject to Contract

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