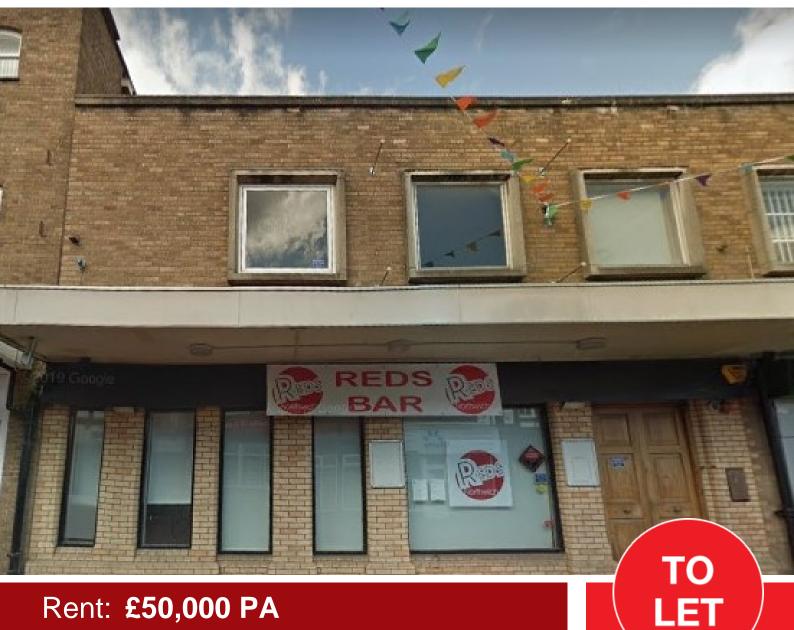


Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

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

#### 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

# Barker Proudlove

# 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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2023



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