

HIGH STREET PROPERTY / CLASS E

Unit 1 Barons Quay Northwich, Northwich CW9 5LG



Rent: On application

Ground Floor Area

3,502 Sq ft / 325 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Barons Quay is located in the attractive market town of Northwich in Cheshire, in the heart of the wealthy Cheshire catchment area.

Anchored by ASDA, a 5 screen ODEON Cinema and with on site car parking, the scheme provides a good mix of retail, leisure and food & beverage offers.

Current retailers include: H&M, The Entertainer, Sports Direct, B&M Bargains, Card Factory and River Island amongst others.

The scheme also provides a great range of uses with operators including:

Sticky Paws, Puddle Ducks, Wildwood, Coffee House and BEAR Coffee and the brand new Barons Quay Foodhall, which is due to open late 2021.

Accommodation:

Unit 1 provides Ground Floor accommodation in shell condition, located next to a 5 screen ODEON Cinema and opposite the soon-to-open Barons Quay Foodhall.

Demise:	Sq Ft	Sq M
Ground Floor	3,502	325

Tenure:

New Lease Available

Planning Permission:

Use Class E

Business Rates:

The premises are yet to be assessed for business rates. 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 rules on eligibility can be found at www.gov.uk.

Service Charge:

Further details on request.

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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