



Northwich

Witton Street, Northwich, Cheshire, CW9 5AG

Prime
retail unit in
an affluent
town

- Prime high street location
- Strong footfall in an affluent town
- Large public car park to the rear

Units to Let

1,541-8,559sq.ft

(143 - 795.13 sq.m)

Nearby national retailers include:



WHSmith

bf.

brasier freeth

0203 828 8530
brasierfreeth.com

BA Commercial
incorporating **WILD**
COMMERCIAL PROPERTY

01244 351212
bacommercial.com

LCP

01384 400123
www.lcpproperties.co.uk





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Large public car park to the rear

Description

A terrace of high street retail units situated in the centre of Northwich in a prime location. A large public car park lies to the rear.

Population

295,000

within a 25 minute drive





Northwich

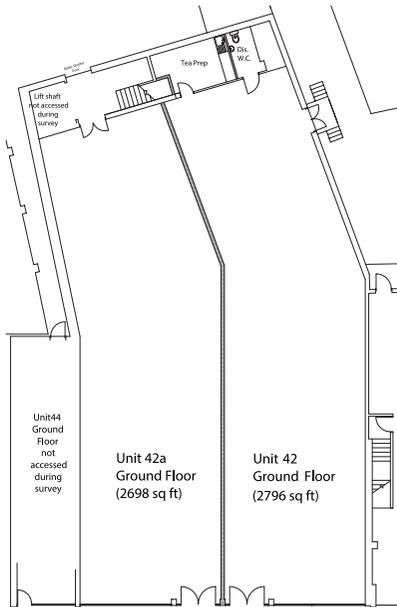
Witton Street, Northwich, Cheshire, CW9 5AG

Possible Uses	Use class up to 31 August 2020	Use class from 1 Sept 2020
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E

UNIT 42 subject to VP	sq.ft	sq.m
Ground Floor	5,540	514.66
First Floor	3,019	280.50
TOTAL	8,559	795.13
RENT	£60,000	
RATEABLE VALUE	£70,500	
RATES PAYABLE	TBC	

UNIT 38a subject to VP	sq.ft	sq.m
TOTAL	1,541	143
RENT	TBC	
RATEABLE VALUE	£22,000	
RATES PAYABLE	£11,088	

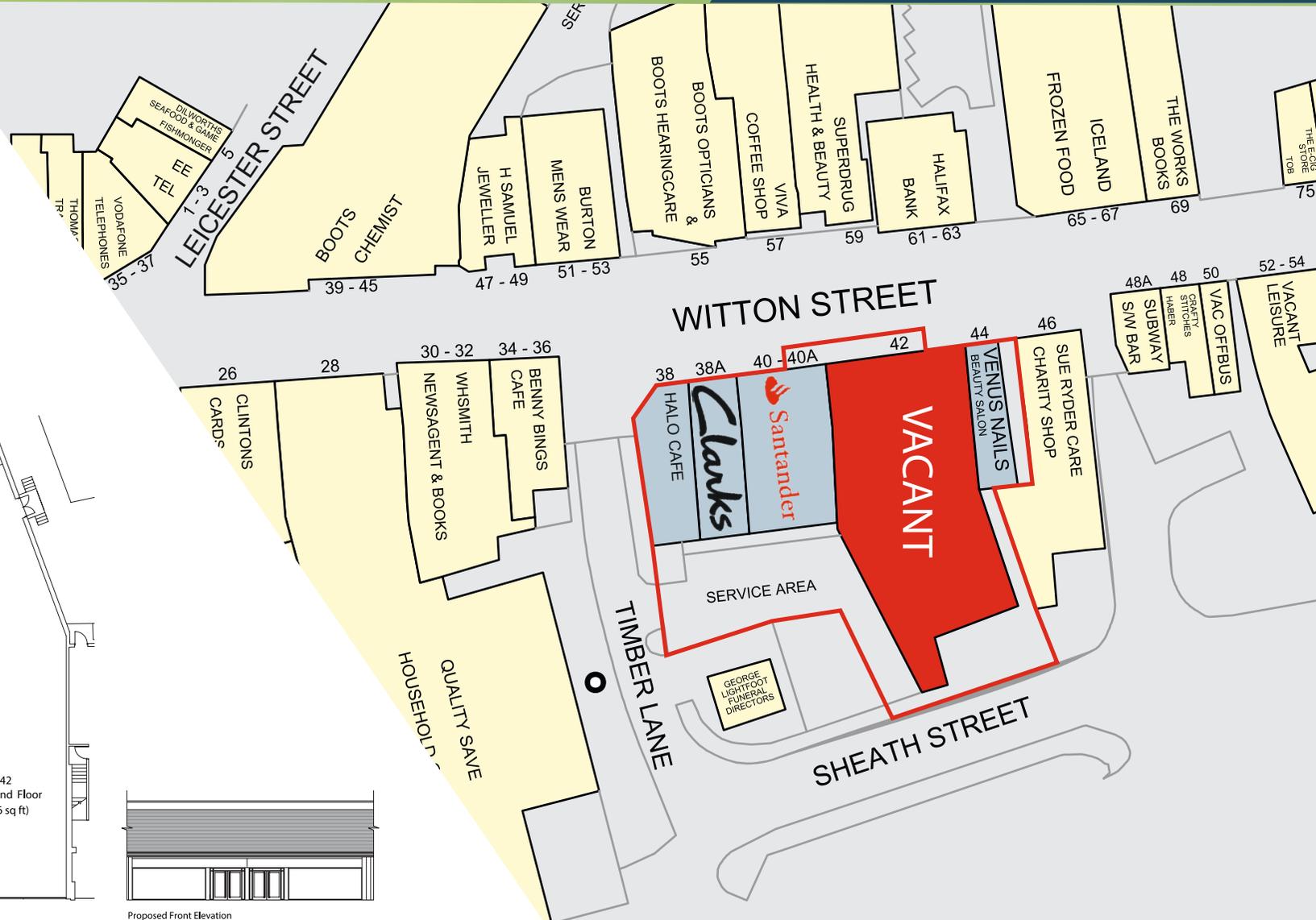
Unit 42 can be split from 2,700 sq.ft to 5,500 sq.ft
Variations of space will be considered



Proposed Ground Floor



Proposed Front Elevation





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Location CW9 5AG

Northwich is a major town in Cheshire, located 17 miles east of Chester and 18 miles south west of Manchester.

The units are located in a prime position on Witton Street.

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Electricity and water supplies are laid on with drainage to main sewer.

Energy Performance

Further information available upon request.

Planning

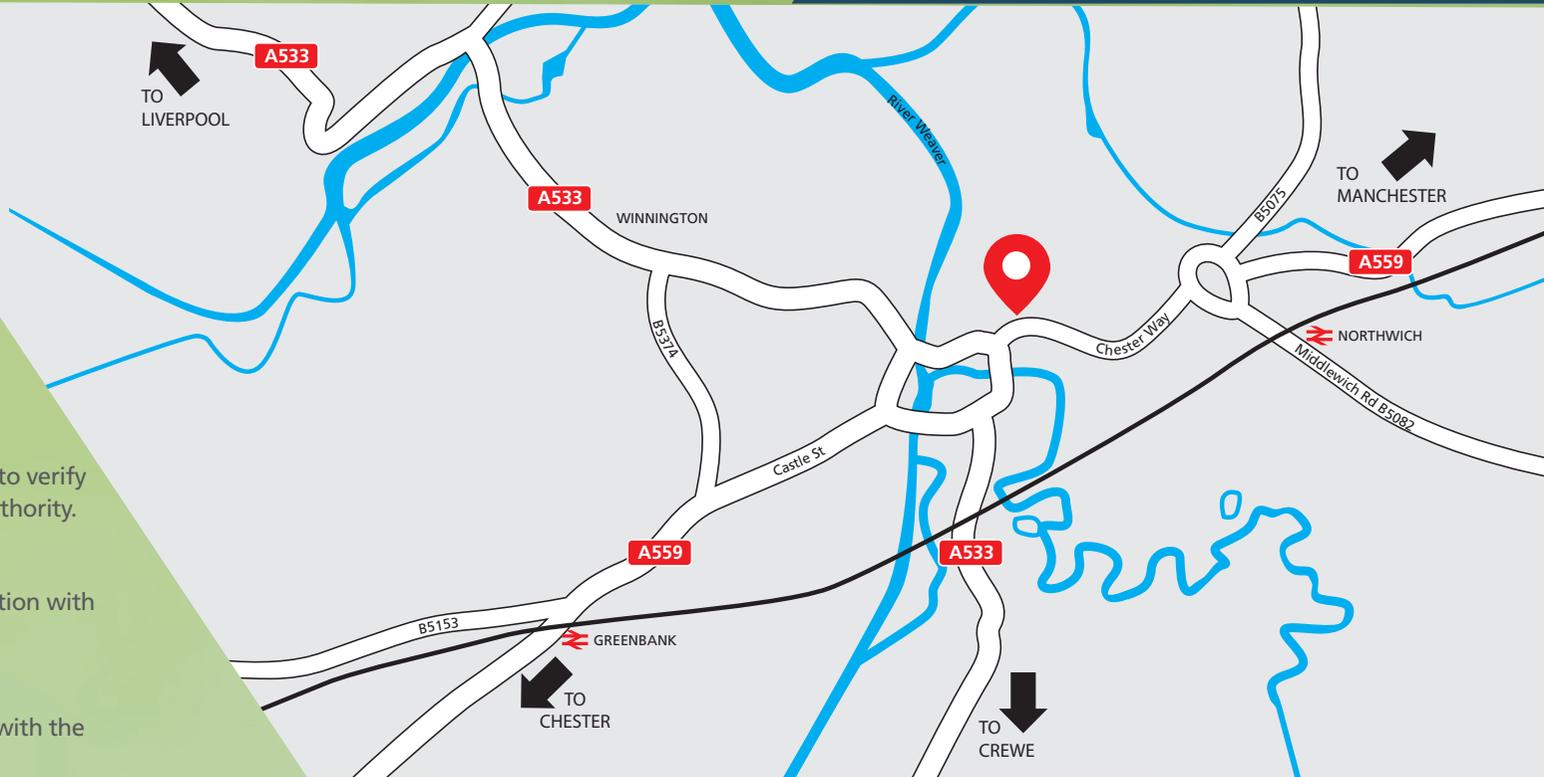
Subject to planning. It is the incoming tenant's responsibility to verify at their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Rates

Interested parties are advised to make their own enquiries with the local authority.



Viewing: Strictly via prior appointment with the appointed agents:

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bf.
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*Potential occupiers to make own enquiries to clarify accuracy of data.