

**125-129 Witton Street, Northwich,
Cheshire CW9 5DY**



FIRST FLOOR SELF-CONTAINED OFFICE

Totalling 58 sq.m (625 sq.ft)

Location:

The premises are situated close to the pedestrianised shopping area of Witton Street, at its junction with Venables Road in the heart of Northwich town centre, above The Quayside Public House and opposite J. Sainsbury. Other nearby occupiers include JD Wetherspoons, Lidl, Dentists and Hairdressers.

Northwich is positioned mid-way between Chester (20 miles) and Manchester (25 miles) with junction 19 of the M6 and junction 10 of the M56 both within 10 miles.



Situation:

The property comprises new self-contained office suites, with shared kitchen and WC facilities situated on the first floor of a modern 2 storey building, with access straight to Venables Road via a separate staircase access. There are on site car spaces and free surface parking for over

1,000 cars within the immediate vicinity.

Accommodation:

First floor office	58 m ²	(625 ft ²)
Total:	58 m²	(625 ft²)

Parking:

The property has 1 parking space.

Rental:

£5,200 per annum.

Rateable Value:

£3,750



EPC:

Available on request.

Lease: Terms:

The offices are available by way of new full repairing and insuring lease for a term to be agreed. The lease to be outside the Landlord & Tenant Act 1954.



Legal Costs:

Each party is to be responsible for payment of their own legal costs incurred.

VAT:

Not applicable.

Inspection:

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SUBJECT TO CONTRACT

JGF/VGM/APRIL2022

