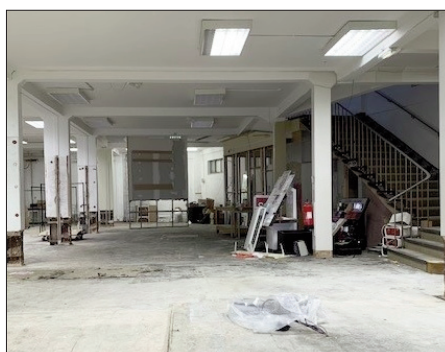


On the instructions of



2-6 Witton Street, Northwich CW9 5BE



FOR SALE
Prime Trading Position
Department Store
16,000 sq. ft. (1,486 m²)

Location:

The property is located in a prime trading position in the centre of Northwich as can be seen on the attached Experian plan. Other well known retailers nearby include Boots, Clintons, Pound Bakery, McDonalds, Specsavers, Post Office etc.

Description:

The premises are 3 storey constructed of the traditional "black and white" frontage with a rear extension.

Accommodation:

Floor Areas from VOA

Gross frontage	73'9"	
Net frontage	68'	
Ground Floor:	6,620sf	(615m ²)
First Floor:	6,076sf	(564m ²)
Second Floor:	3,404sf	(316.8m ²)
Total:	16,100sf	(1,495m²)

Rear Servicing



Tenure:

The property is freehold.

Rateable Value:

£100,000

This includes No. 10 Witton Street

The property will need to be reassessed altogether

UBR 2021/22 £0.49



EPC:

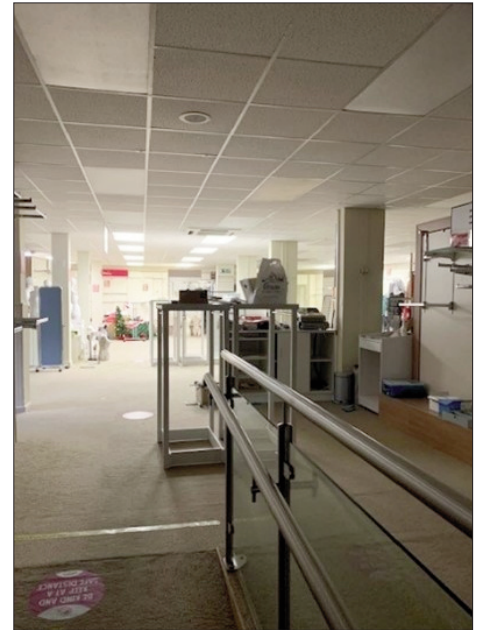
Available upon request.

Terms:

The property is available freehold with offers around £950,000

Legal Costs:

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



VAT:

We understand the property has been elected for VAT.

Inspection:

By arrangement with the sole Agents.

Fifield Glyn

No.1 Royal Mews

Gadbrook Park

Cheshire CW9 7UD

Tel: 01606 351351

Contact: John G. Fifield FRICS

john.fifield@fifieldglyn.com

SUBJECT TO CONTRACT

JGF/JRB/August2021

