

On the instructions of



**Freehold Warehouse  
Northwich Town Centre**



Warehouse, Barons Quay, Weaver Way, Northwich, Cheshire CW9 5XP

**FOR SALE**

### Location:

The Warehouse is located in the Weaver Way servicing area to Barons Quay Shopping Centre with excellent vehicular access and a short walk to the prime town centre retailing area.

### Description:

The premises are steel framed clad with profile coated metal sheeting with power floated ground floor and a timber first floor.



### Tenure:

Freehold

### Price:

Offers in the region of £250,000

### Legal Costs:

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

### Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

### Surveyor:

John G. Fifield FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723 522

### SUBJECT TO CONTRACT

JGF/JRB/September2022

### Accommodation:

Ground Floor: 1,475 sf

Mezzanine Floor: 1,144 sf

**Total: 2,619 sf 243.3m<sup>2</sup>**

### Outside:

Dock level loading/parking with ramp accessway for DDA.

### Services:

Electricity supply is connected.

Water/drainage nearby. No gas.

### Rates:

Rateable Value £6,100

UBR 2022/23 £0.49

### EPC:

Available upon request.

