

PRIME RETAIL PREMISES

54 – 56 High Street, Northwich, Cheshire CW9 5BE



Totalling 1,900 sq ft (177m²)

Situation:

The premises are located in a prime trading position opposite McDonalds and adjacent to Post Office. Other occupiers nearby include Barclays Bank, Lloyds Bank Specsavers, Coulby Conduct Estate Agents, HD Travel, Butters John Bee Estate Agents. Please see attached Experian plan.

Accommodation:

VOA Areas:

Ground Floor

Sales	943 sq ft	(87.6m ²)
Offices/Storage	343 sq ft	(31.9m ²)

First Floor

Office	423 sq ft	(39.3m ²)
Staff Room	104 sq ft	(9.7m ²)
Plant Room	93 sq ft	(8.7m ²)

Rear Vehicular Servicing

Rateable Value: £26,250

Rate in the £ 2023/2024 51.2p

EPC:

Available on request.

Terms:

The premises are offered on a new 10 year FRI Lease at £25,000 pa with provision for an upward only rent review at the end of the 5th year.

Legal Costs:

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

Inspection:

Contact: Lucy Warriner
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Surveyor:

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SUBJECT TO CONTRACT
JGF/JRB/NOVEMBER2023

