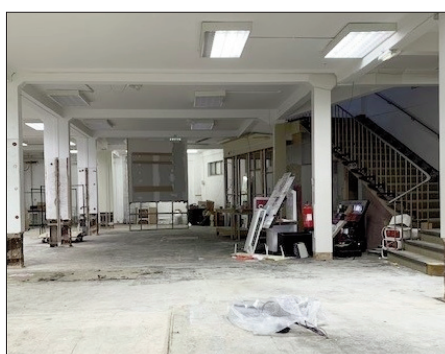


On the instructions of



2-6 Witton Street, Northwich CW9 5BE



FOR SALE

**Former Department Store suitable
for Residential conversion (STTP)**

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

There is considerable potential to sub-divide the ground floor for retail and to convert the upper floors to Residential.

Tenure:

The property is freehold.



Rateable Value:

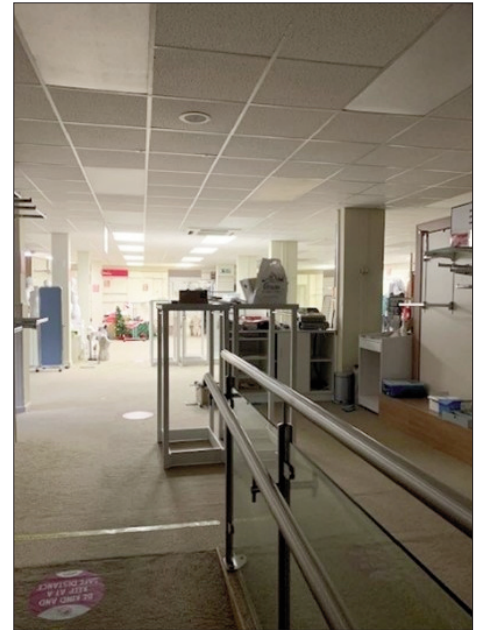
£100,000

This includes No. 10 Witton Street

The property will need to be reassessed altogether

UBR 2023/24 £0.51.2p

EPC: C (53)



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:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092763

Surveyor:

John G. Fifield, FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723522

SUBJECT TO CONTRACT

JGF/JRB/FEB2024

