

5 Witton Street, Northwich, Cheshire, CW9 5DE



FOR LEASE
Retail Unit - Approx 3,363ft² (312.4m²)

Situation:

The property is situated in the prime trading location on Witton Street close to its junctions with Leicester Street in the pedestrian town centre. The Barons Quay development is behind the property.

Description:

The property comprises a retail unit with ground floor, first floor store and second floor. Nearby occupiers include Edinburgh Woollen Mill, Carphone Warehouse, Rymans, Clinton Cards and Boots the Chemist.

Accommodation:

Sales Area	136.2m ²	1,466ft ²
First Floor Store	152.7m ²	1,644ft ²
Second Floor	23.5m ²	253ft ²
Total	312.4m²	3,363ft²

Lease Terms:

The property is available by way of a new Full Repairing and Insuring Lease for a minimum period of 3 years at an initial rental of £20,000 per annum.

Business Rates:

Rateable Value:
£21,766 pa

VAT:

The transaction may be subject to VAT.

EPC:

An Energy Performance Certificate is available upon request.



Inspection:

Lucy Warriner
Lucy.warriner@fifieldglyn.com
Mobile: 07834 988 874

Surveyor:

John G. Fifield FRICS
John.fifield@fifieldglyn.com
Mobile: 07970 723 522

SUBJECT TO CONTRACT
JGF/JRB/3941 APRIL2022