Agency Asset Management Building Services Dispute Resolution Leasehold Enfranchisement Property Management Valuations London, Manchester & Cheshire



No. 14, Brunel Court, Gadbrook Park, Northwich, Cheshire CW9 7LP



FOR SALE 1,329 sq.ft (123.47 sq.m) with 8 parking spaces

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Situation:

Self-contained high-quality offices in a courtyard setting in the heart of Cheshire. Gadbrook Park is situated on the outskirts of Northwich, fronting the A556 dual carriageway giving easy Manchester, Chester, access to Liverpool and Junctions 18 and 19 of the M6 (5 minutes) or Junction 10 of the M56 (15 minutes). Manchester Airport and Crewe Station (providing direct train services to London Euston) are within easy access as is a frequent bus service running between Northwich and Winsford, together with on-site café and child nursery facilities.

Description:

The property is an end of terrace forming part of Brunel Court, a high quality office development. Occupiers include Roberts Bakery, Barclays



Bank, Euro Camp, Ingenico Group, The Hut Group, Chrysallis Nursery and Arabica Café.



Accommodation:

TOTAL	(1,329 ft ²)	123.47 m ²
First Floor	714.50 ft ² ((66.37 m ²)
Ground floor	614.50 ft ²	(57.08 m ²)

Outside: 8 car spaces

Additional parking available on quarterly Licence at £140 each



Sale Price: £275,000

Sale Terms: Long Leasehold 999 years at Ground Rent £272.40 pa, geared to RPI every 5 years.

Rateable Value: £16,500

Business Rate: 2022/2023 49.9p

Service Charge: 2022/2023: £1,683.08

Insurance: 2022/2023: £353.60

EPC: Rating C (74)

Inspection: Lucy Warriner Lucy.warriner@fifieldglyn.com Mobile: 07903 092 763

Surveyor:

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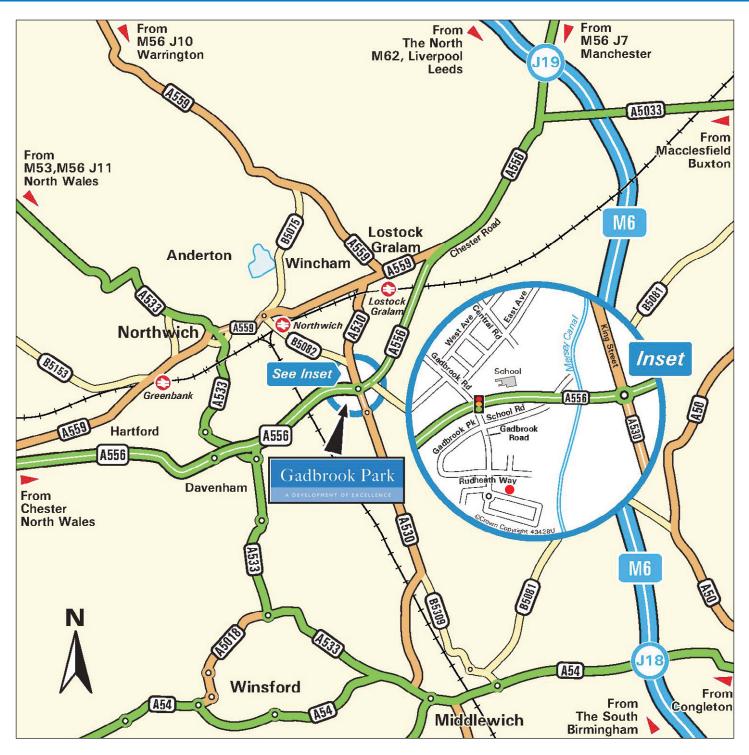
SUBJECT TO LEASE JGF/VGM/OCT2022







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