

## On the instructions of Cambridge Mill (Salford) Limited Cheshire Retail Investment with Development Potential



**17 Witton Street, Northwich CW9 5DE**

**Situation:**

The property is situated in a 100% trading position at the entrance to the new Barons Quay Shopping Centre with frontage on to the pedestrianised Witton Street opposite Hiltons Jewellers and Holland & Barrett. Other well known retailers in the immediate vicinity include McDonalds, Specsavers, The Post Office, Wildwood Restaurant, Specsavers Opticians, Lloyds Bank as seen on the below Experian plan.

**Description:**

The property was originally constructed about 150 years ago but has been extended and modernised in the intervening period. It is constructed primarily in the traditional Northwich timber frame with brick panel infills under pitched slate covered roofs.

**Tenure:**

Freehold but subject to the Tenancies.

**Accommodation:**

Gross frontage	3.96 m	(13')
Internal width	3.65 m	(12')
Shop depth	18.91 m	(62')
Built depth	18.91 m	(62')
Site depth	21.64 m	(71')
<b>Ground floor:</b>	<b>60.85 m<sup>2</sup></b>	<b>(655 sq.ft.)</b>
<b>First floor:</b>	<b>49.50 m<sup>2</sup></b>	<b>(532 sq.ft.)</b>
<b>Outside:</b>	<b>2 car spaces</b>	

**Tenancies:**

**Ground Floor plus 1 car space:** Let to AT Hitchens Tattooist on a FRI Lease from 25th February 2020 expiring 17 July 2026 at £13,872 pa with a Rent Review 17 May 2026 geared to RPI or MV, whichever is higher.

**First Floor plus 1 car space:** Let to K Hitchin Dog Groomers, on a 6 month tenancy from 11 January 2024 at £100 per week from 11 April 2024.

Planning Consent (now expired) to convert to 1 Bed Flat.

**Ratable Value** £10,500

**Rate 2023/24:** 49.9p

**Price:** Offers over £150,000

**Inspection:**

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**Surveyor:**

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**SUBJECT TO CONTRACT**

JGF/JRB/3941/APRIL2024

