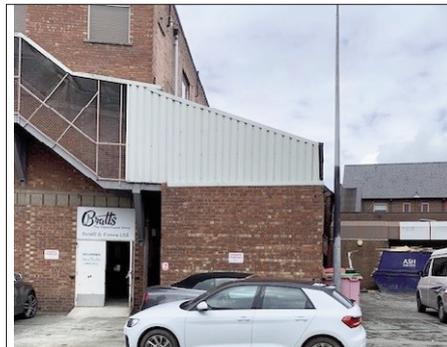


On the instructions of



10 Witton Street, Northwich CW9 5BE



**For Sale Freehold**  
**Prime Position**  
**Spacious Shop Premises**  
2,590 sq. ft. (240.7 m<sup>2</sup>)

**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 2 storey constructed of the traditional “black and white” frontage with a rear extension.

**Accommodation:**

Floor Areas from VOA

Gross frontage	26'	
Net frontage	21' 6"	
Ground Floor:	1,845sf	(171.4m <sup>2</sup> )
First Floor:	745sf	(69.3m <sup>2</sup> )
<b>Total:</b>	<b>2,590sf</b>	<b>(240.7m<sup>2</sup>)</b>

Rear Servicing



**Tenure:**

The property is freehold.

**Rateable Value:**

The property will need to be reassessed, as it is currently included within the assessment of Nos. 2-6 Witton Street.

UBR 2021/22 £0.49

**EPC:**

Available upon request.

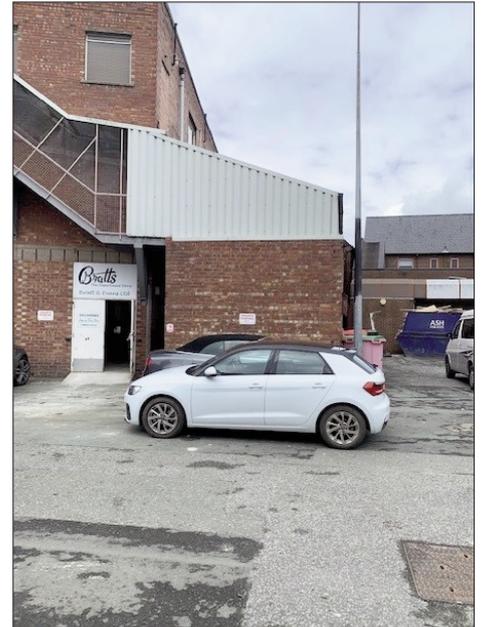


**Terms:**

The property is available freehold with offers around £350,000

**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:**

By arrangement with the sole Agents.

Fifield Glyn  
No.1 Royal Mews  
Gadbrook Park  
Cheshire CW9 7UD  
Tel: 01606 351351

Contact: John G. Fifield FRICS  
[john.fifield@fifieldglyn.com](mailto:john.fifield@fifieldglyn.com)

**SUBJECT TO CONTRACT**  
JGF/JRB/August2021

