



FOR SALE

17 Witton Street, Northwich, Cheshire, CW9 5DE

£ Offers over £150,000

532 - 655 Sq Ft (49.42 - 60.85 Sq M)

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.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	60.85	655
First Floor	49.42	532
TOTAL	60.85	655

Price

Offers over £150,000.

Rateable Value - £10,500

Rate 2023/24: 49.9p

Tenancies

Ground Floor plus 1 car space:

Let to AT Hitchens Tattooist on a FRI Lease from 25 February 2020 expiring 17 July 2029 at £13,872 pa, with a Rent Review 17 July 2026 geared to

RPI or MV, whichever is the higher.

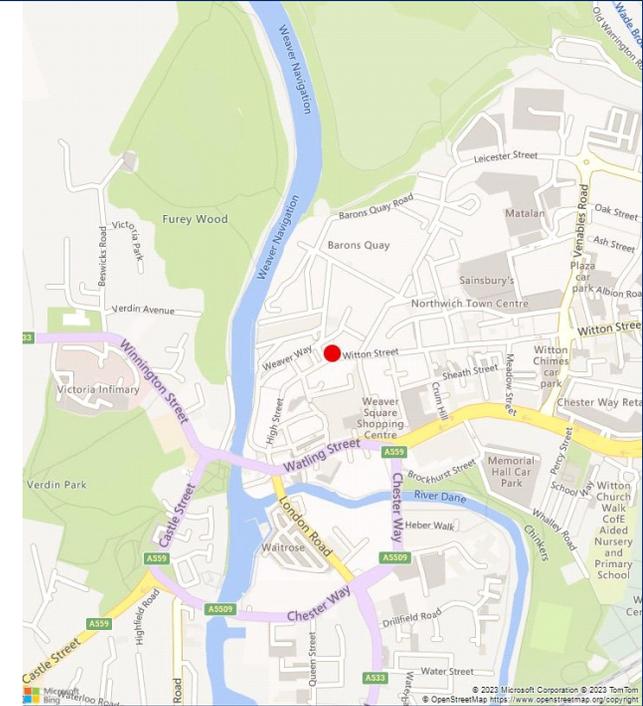
First Floor plus 1 car space:

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.

Terms

Freehold but subject to the Tenancies.



Inspection

Faye Pattenden

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Surveyor

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