

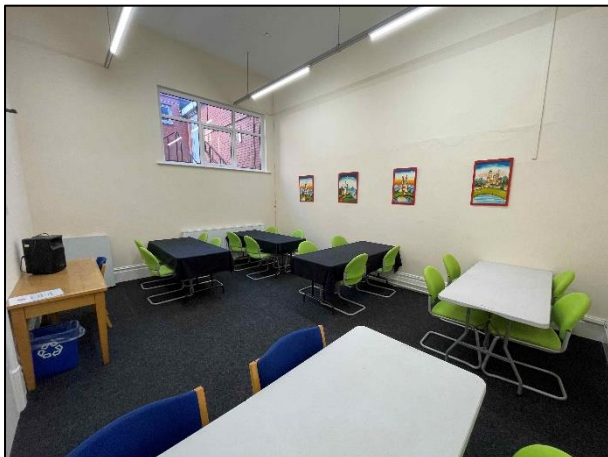
RORY MACK

ASSOCIATES

**MIDDLEWICH TOWN HALL,
LEWIN STREET, MIDDLEWICH,
CHESHIRE, CW10 9AS**

**TO LET
FROM
£325PCM**

- A range of serviced offices within walking distance of the town centre
- All-inclusive rents and flexible terms
- Offices from 185 sq ft – 746 sq ft
- Free car park directly behind the building



MIDDLEWICH TOWN HALL, LEWIN STREET,

MIDDLEWICH, CHESHIRE,

CW10 9AS

GENERAL DESCRIPTION

An attractive period three storey office premises close to Middlewich town centre. The building has a range of offices now available on a fully inclusive basis with a wide range of suites on offer. Office sizes start from 185 sq ft and some suites can be combined with others on the same floor to create multiple suites. The building benefits from a secure entry system at the rear, separate from the main public entrance, and each floor has its own male and female toilets with a shared kitchen area on the ground floor. Ingoing tenants are welcome to make decorative changes as they see fit but need to be aware that the building still operates as the town hall and acts as the office for some council workers. Rents quoted includes the use of all services within reason and tenants will be asked to sign a License Agreement for a minimum period of 6 months.

If the size of unit you require is not currently available, please let us know so we can add you onto the waiting list. All units should be ready during 2024 and if a particular suite is of interest we can try and speed up the availability process.

LOCATION

The property is located on the junction with Lewin Street and Civic Way, adjacent to Civic Way Car Park which is currently free. The property is less than a 5-minute walk to Wheelock Street, the main 'high street' through the town centre and where a number of shops and eateries are located. Middlewich is accessed via Junction 18 of the M6 and is 28 miles from Manchester and 21 miles from Chester.

SERVICES

Mains electric, gas and water are connected. Please note that no services have been tested by the agents.

VAT

The rent is not subject to VAT.

TENURE

The offices are available by way of License Agreements for a term to be agreed, with rent is payable monthly in advance by way of standing order. A rent deposit equivalent to six weeks rent will also be required and will be returned to the tenant in full at the end of the term, provided all of the terms within the agreement are observed. An administration fee of £200 plus VAT is payable by the incoming tenant for the preparation of the License Agreement.

BUSINESS RATES

Each suite is to be assessed for Business Rates. The agents expect that in all cases the Rateable Values will be below the threshold that enables occupiers to claim Small Business Rates Relief which will reduce their Rates Payable liability to nil.

ACCOMMODATION

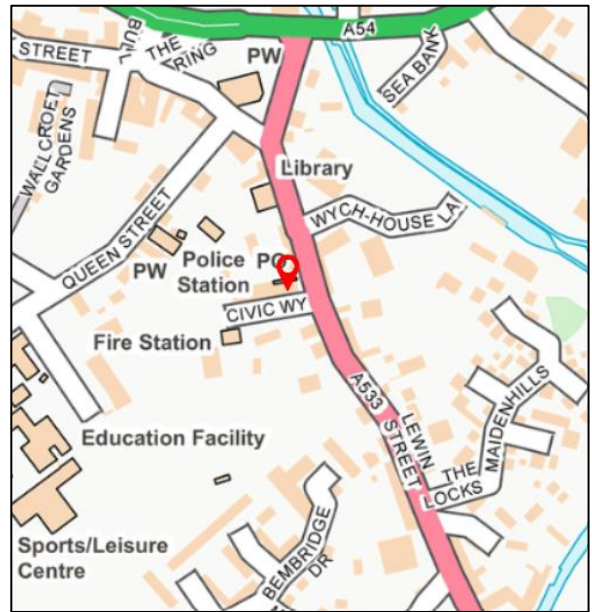
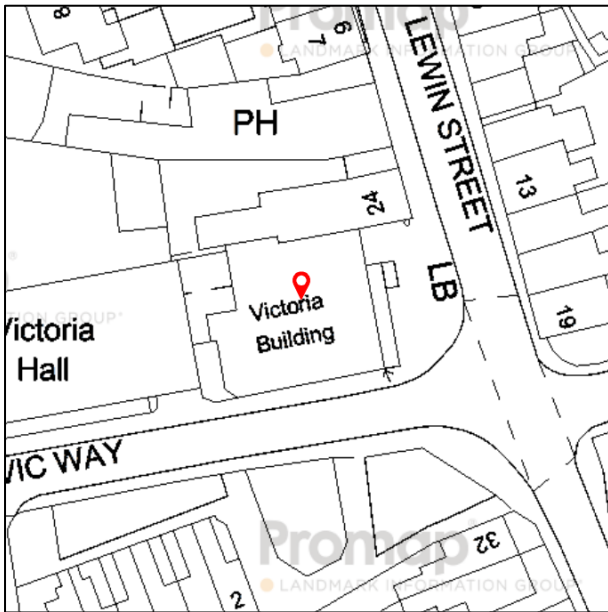
	Sq ft	Yearly rent	Monthly rent	Availability
Suite 4	200	£4,200	£350	LET
Suite 5	315	£6,300	£525	
Suite 7	185	£3,900	£325	
Suite 8	186	£3,900	£325	
Suite 9	587	£11,400	£950	
Suite 10	746	£14,400	£1,200	

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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CW10 9AS**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements