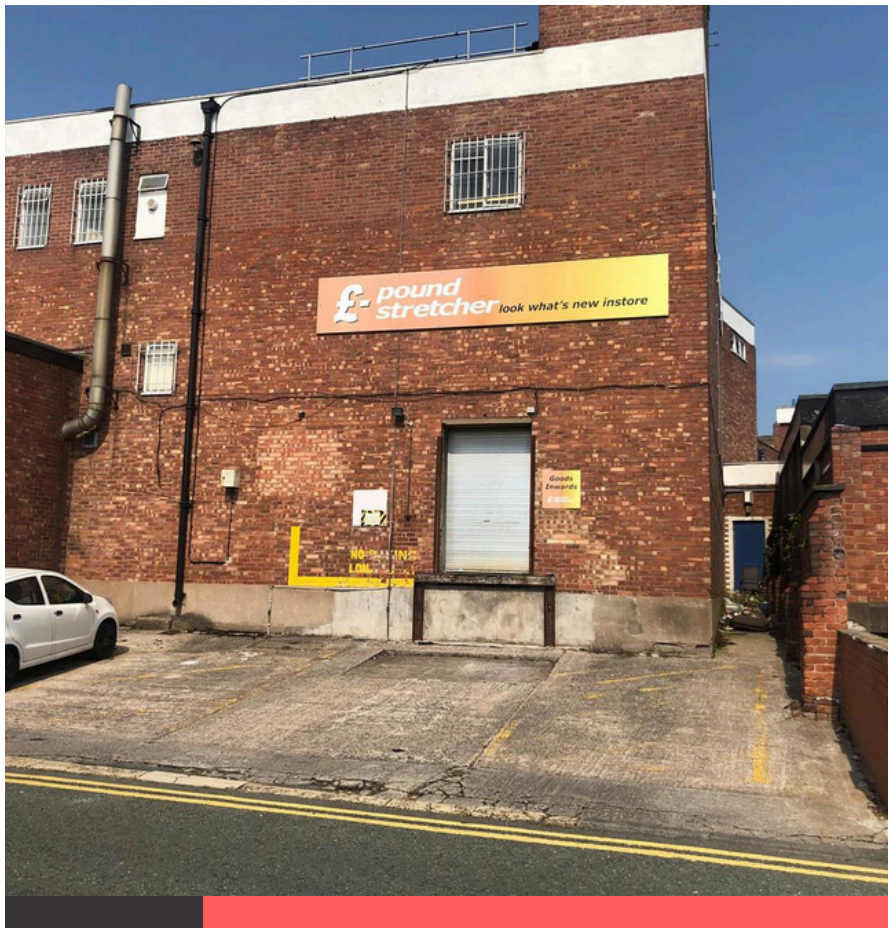


42 Witton Street | Northwich |
CW9 5AG

Prime Shop | To Let





42 Witton Street | Northwich | CW9 5AG

Location

Northwich is a vibrant market town located in Cheshire, 16 miles east of Chester and 18 miles south west of Manchester.

Witton Street is the primary shopping street in the town and includes a strong selection of well known national multiple retailers and established independent operators. The town centre has been bolstered by the development of Barons Quay Shopping Centre.

Description

The subject property occupies a prime trading location on the pedestrian section of Witton Street, other nearby retailers include Boots, Superdrug, Clarks, Santander and Iceland Frozen Foods.

The location benefits from a large public car park to the rear of the property.

Key features

- Prime high street location
- Affluent town
- Strong footfall & loyal catchment
- Large public car park to the rear
- Range of potential uses

Accommodation

The property has the following approximate floor areas:-

Ground floor		514.66 Sq.m		5,540 Sq.ft
First floor		280.50 Sq.m		3,019 Sq.ft
TOTAL		795.13 Sq.m		8,559 Sq.ft

- Please note that the property can be split to create units ranging from 2,700 Sq.ft to 5,500 Sq.ft. Further details/plans are available upon request.

42 Witton Street | Northwich | CW9 5AG

Terms

Available by way of a new lease on terms to be agreed.

Rent

£60,000 per annum exclusive.

Service charge

There is a service charge arrangement in place. The Landlord will insure the premises, the premiums to be recovered.

EPC

Further information available upon request.

Rates

The Rateable Value from April 2024 is £67,500.

For rates payable please refer to the Local Charging Authority, Cheshire West and Chester Council - 0300 123 8123.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Contact

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

Or our joint agents

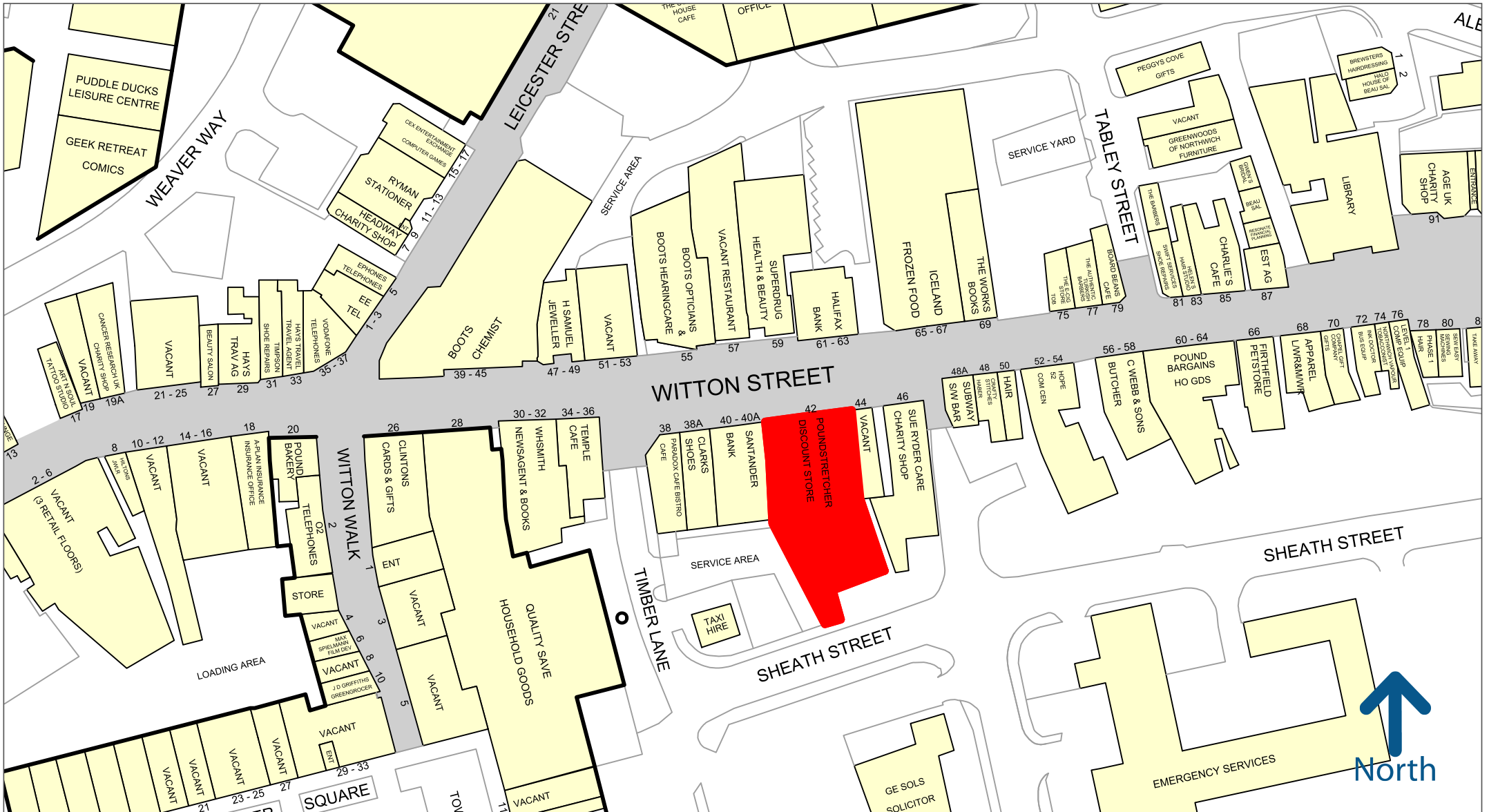
BA Commercial (Dan Wild)
01244 351212

LCP Properties (Martin Wade)
01384 400123

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.
* Corporate structure and ownership details
* Identification and verification of ultimate beneficial owners
* Satisfactory proof of the source of funds for the Buyer/Purchaser/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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50 metres

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Created By: Brasier Freeth

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