

**38 Witton Street
Northwich
CW9 5AG**



SHOP TO LET



Location

The property is located in the centre of Northwich on Witton Street which is the prime retailing location. The shop is situated amongst both local and multiple occupiers including Boots, Clarks, WHSmith etc. There is potential car parking provision at the rear. The precise location can be seen on the attached plan.

Description

The property comprises ground floor retail accommodation with first floor storage, kitchen and WC.

Rent

£30,000 pa

Accommodation

The shop has the following approximate areas:

Ground Floor Sales	102.5 sq m	1,103 sq ft
First Floor store	40.9 sq m	440 sq ft

EPC

An EPC has been commissioned and has a rating of E 103

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Assessments

Verbal enquiries of the local authority indicate the property has a rateable value of £24,750 pa

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

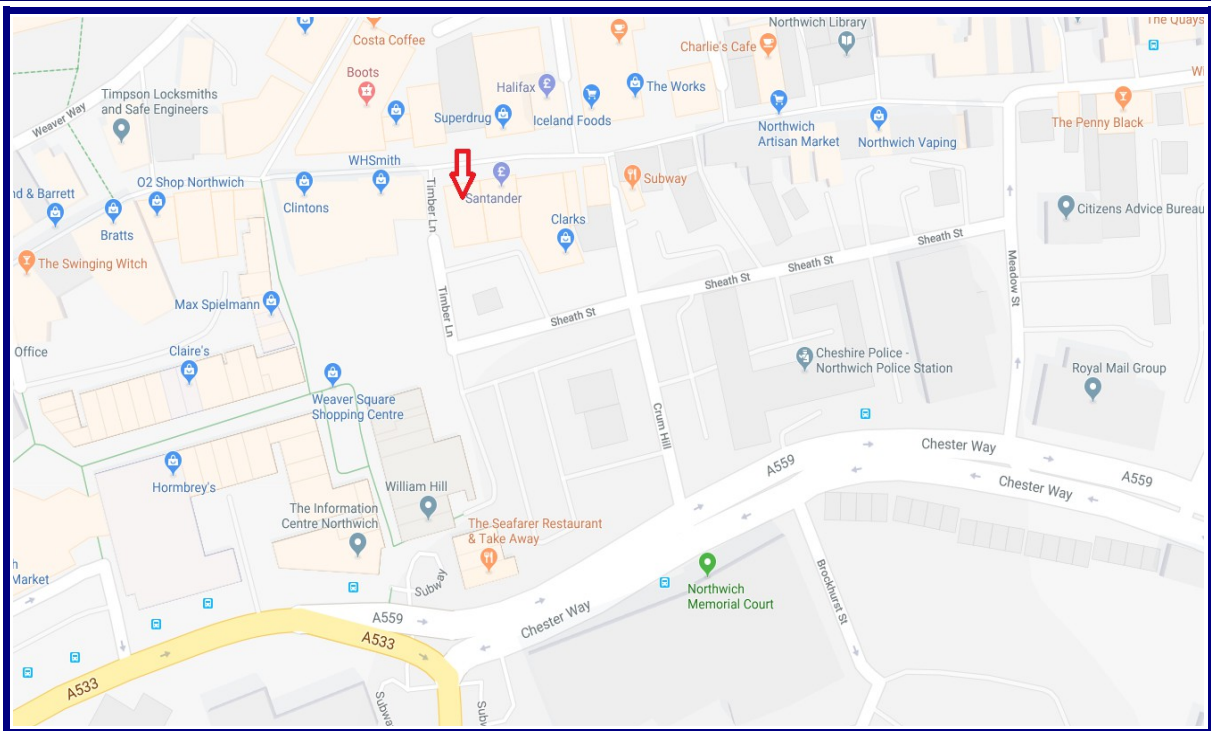
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Service Charge

A service charge is payable to cover any communal areas. Further details available on request.

SUBJECT TO CONTRACT

DTFW 26.09.18



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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