

TO LET PROMINENT RETAIL UNIT

2,945 SQ FT
(274 SQ M)



KEY BENEFITS /

- Great high street location
- Suitable for a variety of uses
- Accommodation over ground and first floor
- Rear loading/access
- Dedicated parking



TO LET

PROMINENT RETAIL UNIT

274 SQ M - 2,945 SQ FT

LOCATION

The subject premises occupies a prominent position on the High Street in Northwich, on one of the major thoroughfares in the pedestrianised area of Northwich town centre. The property is located on the River Weaver within close proximity to the Barons Quay development. Close by occupiers include Lloyds Bank, McDonalds, Specsavers and The Salty Dog.

DESCRIPTION

The property comprises a two storey retail unit and benefits from the following:

- Prominent High Street location
- Open plan sales area over two floors
- Formally a nightclub/bar
- Kitchen and WC facilities
- Entrance hallway into the property
- Rear access with parking via Weaver Way

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	Size (SQ FT)	Size (SQ M)
Ground Floor Sales	1,702	158.12
First Floor	1,243	115.47
TOTAL	2,945	273.59

TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

PROMINENT RETAIL UNIT / 33 HIGH STREET, NORTHWICH, CW9 5DD

RENT

The rent is £39,500 per annum plus VAT. A deposit may be required.

BUSINESS RATES

The tenant is responsible for the payment of business rates and the property has a Rateable Value of £35,000.

EPC

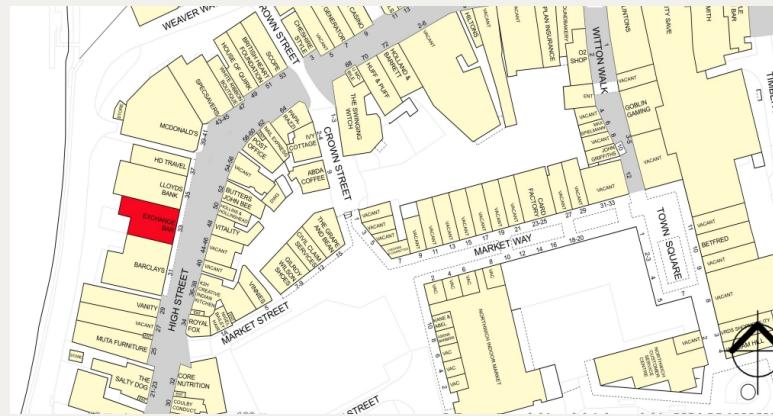
The premises has an EPC rating of D-80.

LEGAL COSTS

Each party is responsible for their own legal costs.

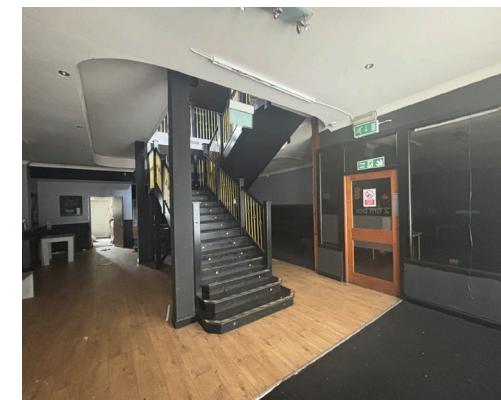
VAT

All prices quoted are exclusive of VAT at the prevailing rate



ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful occupier.



VIEWING

By prior appointment through the agents:

Harriet Cope

harrietcope@legatowen.co.uk / 07548 845 167

Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk / 07917 647 213

RVW
ROBERTS VAIN WILSHAW
RVWCS.CO.UK

CHARTERED
SURVEYORS
RVWCS.CO.UK

01925 20 50 60