

# NORTHWICH

## 29 WITTON STREET

### PRIME SHOP UNIT TO LET



#### LOCATION

The unit occupies a prime trading location with nearby multiple retailers including **Timpson, Thomas Cook, Vodafone, EE, Boots, Clintons, Dorothy Perkins, Edinburgh Woollen Mill, Holland & Barratt** and **Vision Express**.

#### ACCOMMODATION

The premises are arranged on basement, ground, first and second floors with the following approximate areas and dimensions:-

Internal width	23'6"	7.2m
Shop depth	38'1"	11.6m
Ground floor sales	865 sq ft	80.3 sq m
Ground floor remote store	155 sq ft	14.4 sq m
First floor ancillary	694 sq ft	64.4 sq m
Second floor ancillary	523 sq ft	48.6 sq m
Basement ancillary		Not measured

The property benefits from rear servicing via Weaver Way.

#### LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£29,750** (twenty nine thousand seven hundred and fifty pounds) p.a.x.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£30,500
UBR 2018/2019	0.48p
Rates Payable 2018/2019	£14,640

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire West and Chester Council (0300 123 7023).

#### EPC

The property has a rating of E125. A certificate and recommendations are available on request.

#### PHOTOGRAPHS/PLANS

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

#### VAT

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

#### LEGAL COSTS

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

#### VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

**Tel: 01244 403444**

**Email: hugh@ocklestonbailey.co.uk**

Or our joint agent

Oliver Buckingham

Fifield Glyn

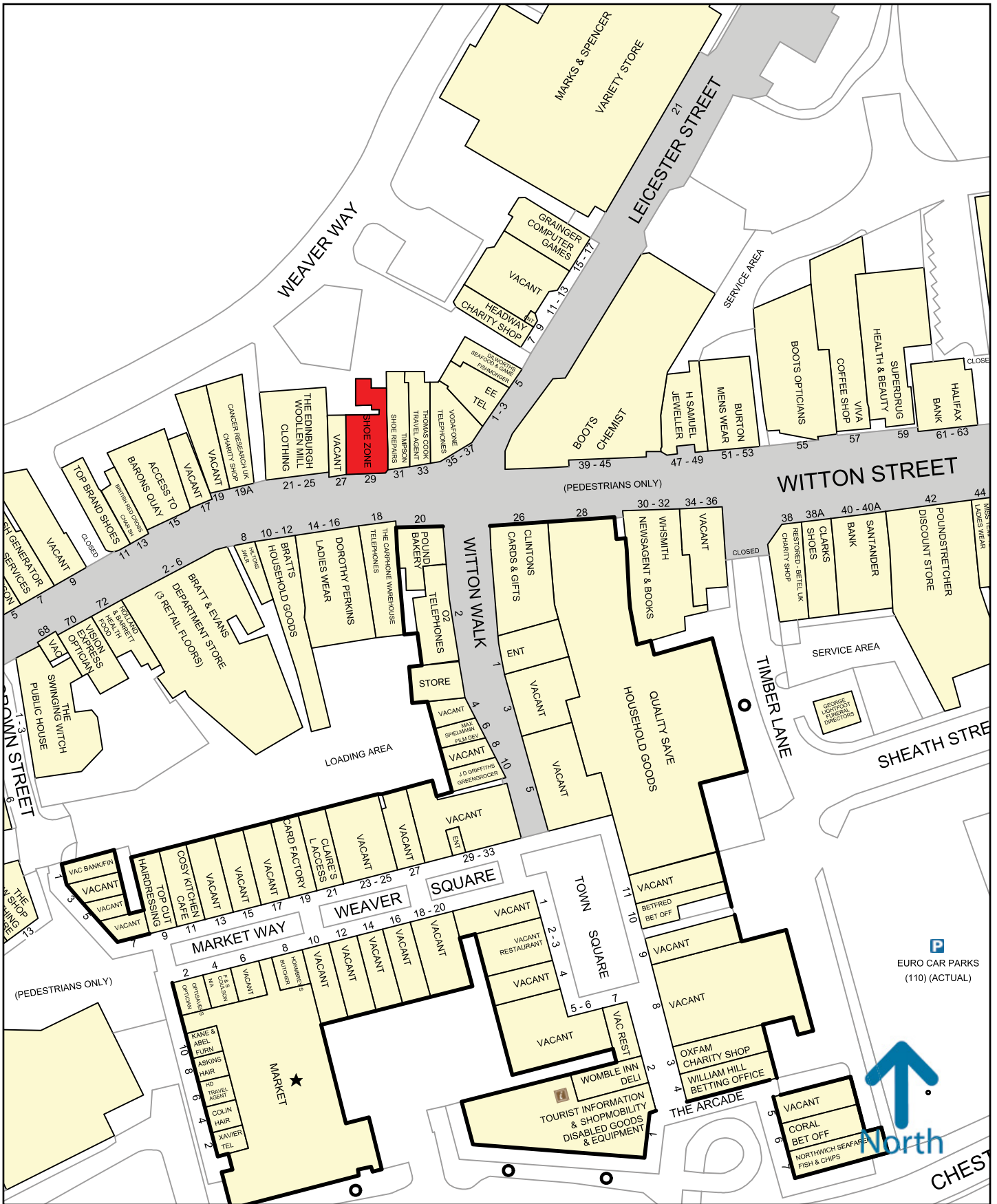
**Tel: 01606 354795**

**Email: oliver.buckingham@fifieldglyn.com**

#### SUBJECT TO CONTRACT

HWO/eaw/rev110418

**Tel: 01244 403444**



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