

NORTHWICH

27 WITTON STREET CW9 5DE

PRIME SHOP UNIT TO LET

LOCATION

The property occupies a prime trading location on the pedestrianised Witton Street being adjacent to **Hays Travel** and **Edinburgh Woollen Mill**. Nearby multiple retailers include **Timpson, Vodafone, EE, Boots, Clintons, Pound Bakery, Carphone Warehouse, Dorothy Perkins** and **Holland & Barrett**.

ACCOMMODATION

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

Window frontage	9'0"	2.7m
Internal width	9'9"	2.97m
Shop depth	37'7"	11.5m
Ground floor sales	366 sq ft	34 sq m
Ground floor kitchen	37 sq ft	3.4 sq m
First floor ancillary	237 sq ft	22 sq m

NB – 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 **£15,000** (fifteen thousand pounds) p.a.x.



ASSESSMENTS

Enquiries with the Local Authority indicate the premises have been assessed for rates as follows:-

Rateable Value	£12,500
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£6,150

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 D76. A Certificate and Recommendations are available upon request.

PHOTOGRAPHS/PLANS

Any photographs or plans attached to these particulars 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

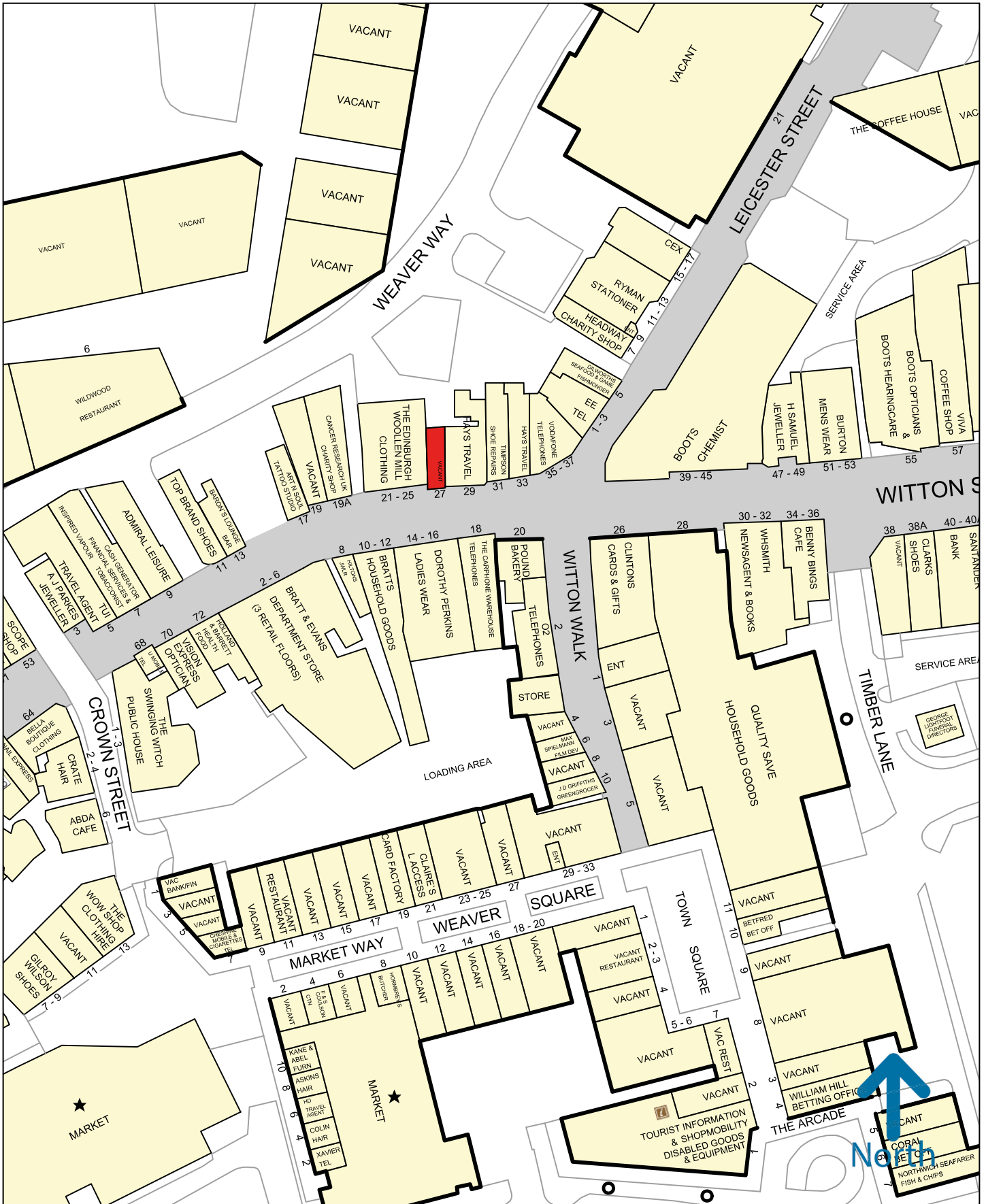
By appointment through:-
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SUBJECT TO CONTRACT

HWO/eaw150120

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