

27 High Street, Northwich, Cheshire, CW9 5BY



“ in the heart of
Northwich ”

TO LET
GROUND FLOOR RETAIL UNIT
1,263 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Northwich town centre has recently undergone a major improvement programme. Which includes a new cinema, retail complex and multi-storey car park is nearby at Baron's Quay.

These premises front onto the pedestrianised High Street. The property is located close to Barclays Bank, Nat West Bank, McDonalds, Specsavers and numerous cafes and eateries. The high street area is generally a conservation area where there are numerous black and white timber-framed buildings that are of special local interest.

Surrounding occupiers include, Wildwood Restaurant, Odeon, Vodafone, Edinburgh Woollen Mill, M&S, Costa Coffee, Bratts to name a few.

DESCRIPTION

The shop fronts onto the pedestrianised area of the town. Service access is to the rear of the property via a service road. The property is a rectangular open plan sale area. There are male and female wc's.

SIZE (NIA)

1,263 sq ft

RENTAL

£15,000 per annum

RATES

Current Rateable Value: £15,500
Rateable Value from 1st April 2023: £14,750.

SERVICE CHARGE

There is an annual service charge to cover the maintenance of the property, this is currently £1,768.71.

INSURANCE

The tenant is required to reimburse the landlord for insuring the property, this is currently £630.35 per annum.

LEGAL FEES

Each party will be responsible for their own legal costs during this transaction.

SERVICES

It is understood that electricity and water are connected to the building.

VAT

VAT is not payable on this transaction.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

**Subject to Contract
March 2023**



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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