

FOR SALE

31 & 31A London Road, Northwich, CW9 5HQ



A PROMINENT RETAIL INVESTMENT ON ONE OF THE TOWN'S
MAIN ARTERIAL ROADS

APPROXIMATE GROSS INTERNAL FLOOR AREAS:-

31 LONDON ROAD 683 SQ.FT. (63.44 SQ.M.).
31A LONDON ROAD 120.92 SQ.M. (1301 SQ.FT.).

35/37 Princess Street, Knutsford, WA16 6BP
Telephone: (01565) 632618 e mail: knutsford@mellerbraggins.com

CHARTERED SURVEYORS VALUERS LAND AGENTS
AUCTIONEERS AND ESTATE AGENTS

LOCATION

Northwich is a thriving market town in mid Cheshire and is famed for its links to the salt mining, brine extraction and chemical industries. In recent years it has developed as a centre for commuters working in Chester, Warrington and Manchester. The town is presently undergoing major redevelopment, particularly around the frontage to the River Weaver. Data from the 2011 census shows the population of the built up area of Northwich to be 45,471. There are excellent road and rail links from the town to nearby centres of employment and the motorway networks (M6 and M56).

DESCRIPTION

The premises were refurbished in 2013/14 to create two retail units comprising a combined gross internal floor area of 184.34 sq.m. (1984 sq.ft.). They have recently been let to an independent pharmacy and to Funeral Services Ltd (part of the Co-operative group of companies) and the combined reserved rent is £38,000 until October 2014 and then £41,000 thereafter.

The premises comprise two lock-up retail units. The larger of the two comprises a mainly rectangular ground floor unit with frontage to London Road and Drill Field Road and extends to 120.9 sq.m. (1301 sq.ft.) or thereabouts. Adjacent is a second unit fronting London Road and comprising 63.44 sq.m. (683 sq.ft.). There is a private car park. London Road is one of the main arterial roads in to Northwich town centre. The premises are close to the Danebridge Medical Centre, the new Waitrose supermarket and to the redevelopment works at the River Weaver waterfront marina and the Memorial Court Culture and Leisure Centre.

ACCOMMODATION

31 LONDON ROAD

Internal Shop Width 19'4" (5.89m).

Internal Shop Depth 35'4" (10.77m).

Approximate Gross Internal Floor Area 683 sq.ft. (63.44 sq.m.).

31A LONDON ROAD

Internal Shop Width 32'4" (9.85m)

Internal Shop Depth 35'2" (10.72m).

REAR HALL

OFFICES/STORES 123.6 sq.ft. (11.42 sq.m.).

WC

Approximate Gross Internal Floor Area 120.92 sq.m. (1301 sq.ft.).

SCHEDULE OF TENANCIES

31 LONDON ROAD

Let to Funeral Services Ltd for a term of 10 years from 9th May 2014 at an initial rent of £13,000 per annum. The lease provides for a rent review on the 5th year anniversary and for tenant break dates on 9th May 2017 and 9th May 2019. The property is let on full repairing and insuring terms.

31A LONDON ROAD

Let to SZ Enterprise Ltd at an initial rent of £25,000 per annum for the first year and £28,000 for years 2, 3, 4 and 5. The lease provides for a rent review on the 5th year anniversary and for a conditional tenant break clause to be operated by 1st October 2018. The break can only be operated if the nearby medical practice has closed or relocated prior to the break date. The property is let on a full repairing and insuring basis.

SERVICES

Mains water, electricity and drainage are connected.

ENERGY PERFORMANCE RATINGS

31 London Road – Band B.

31A London Road – Band C.

VAT

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

PRICE: £425,000 subject to contract.

INSPECTION

Strictly by appointment with the Agents.

SOLICITORS

Napthens Solicitors

Libra House

Cropper Close

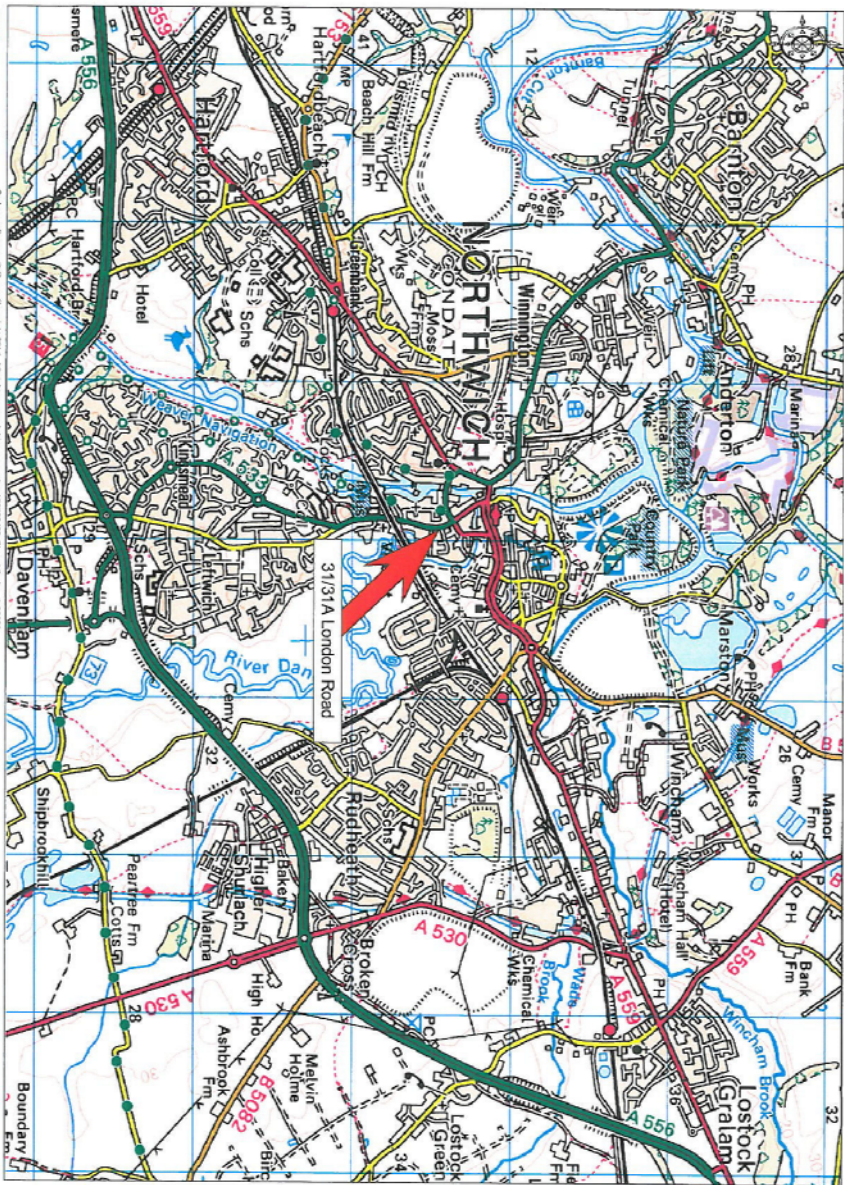
Whitehills Business Park

Blackpool

FY4 5PU

Tel: 01253 622 305.

Ref: Mr Martin Long.



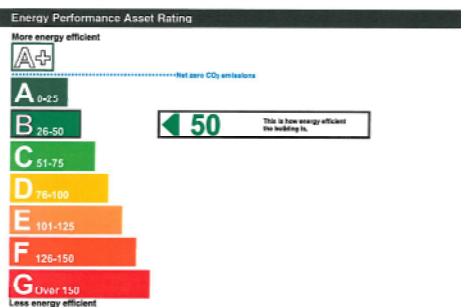
Energy Performance Certificate

Non-Domestic Building

31, London Road
NORTHWICH
CW9 5HQ

Certificate Reference Number:
0293-0967-5430-7000-4703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	26 If newly built
Total useful floor area (m ²): 94	69 If typical of the existing stock
Building complexity (NBS level): 3	
Building emission rate (kgCO ₂ /m ²): 91.17	

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

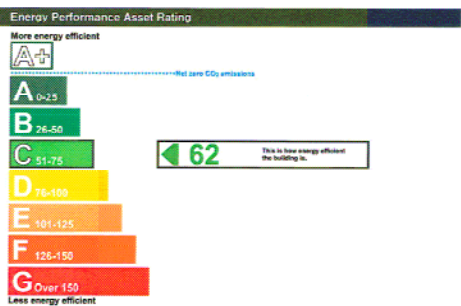
Energy Performance Certificate

Non-Domestic Building

31a London Road
NORTHWICH
CW9 5HQ

Certificate Reference Number:
9712-3026-0677-0400-7705

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	27 If newly built
Total useful floor area (m ²): 120	71 If typical of the existing stock
Building complexity (NBS level): 3	
Building emission rate (kgCO ₂ /m ²): 101.15	

Green Deal Information

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KNUTSFORD: 01565 632618 MACCLESFIELD: 01625 434111 NORTHWICH: 01606 45514
STOCKTON HEATH: 01925 210021 WILMSLOW: 01625 527181



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