

On the instructions of



10 Witton Street, Northwich CW9 5BE



**For Sale Freehold
Prime Position
Spacious Shop Premises
2,590 sq. ft. (240.7 m²)**

Location:

The property is located in a prime trading position in the centre of Northwich as can be seen on the attached Experian plan. Other well known retailers nearby include Boots, Clintons, Pound Bakery, McDonalds, Specsavers, Post Office etc.

Description:

The premises are 2 storey constructed of the traditional “black and white” frontage with a rear extension.

Accommodation:

Floor Areas from VOA

Gross frontage	26'	
Net frontage	21' 6"	
Ground Floor:	1,845sf	(171.4m ²)
First Floor:	745sf	(69.3m ²)
Total:	2,590sf	(240.7m²)

Rear Servicing



Tenure:

The property is freehold.

Rateable Value:

The property will need to be reassessed, as it is currently included within the assessment of Nos. 2-6 Witton Street.

UBR 2021/22 £0.49

EPC:

Available upon request.



Terms:

The property is available freehold with offers around £250,000

Legal Costs:

Each party is to be responsible for payment of their own legal costs.



VAT:

We understand the property has been elected for VAT.

Inspection: Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor: John G. Fifield FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723 522

SUBJECT TO CONTRACT

JGF/JRB/MARCH2024

