

On the instructions of



2-6 Witton Street, Northwich CW9 5BE



**FOR SALE**

**Former Department Store suitable  
for Residential conversion (STTP)**

**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 3 storey constructed of the traditional “black and white” frontage with a rear extension.

**Accommodation:**

Floor Areas from VOA

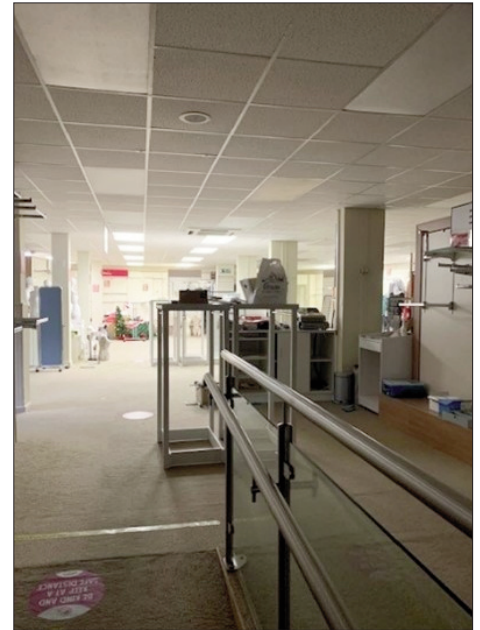
Gross frontage	73'9"	
Net frontage	68'	
Ground Floor:	6,620sf	(615m <sup>2</sup> )
First Floor:	6,076sf	(564m <sup>2</sup> )
Second Floor:	3,404sf	(316.8m <sup>2</sup> )
<b>Total:</b>	<b>16,100sf</b>	<b>(1,495m<sup>2</sup>)</b>

Rear Servicing

There is considerable potential to sub-divide the ground floor for retail and to convert the upper floors to Residential.

**Tenure:**

The property is freehold.



**Rateable Value:**

£100,000

This includes No. 10 Witton Street

The property will need to be reassessed altogether

UBR 2023/24 £0.51.2p

**EPC: C (53)**

**Terms:**

The property is available freehold with offers around £950,000

**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 092763

**Surveyor:**

John G. Fifield, FRICS

John.fifield@fifieldglyn.com

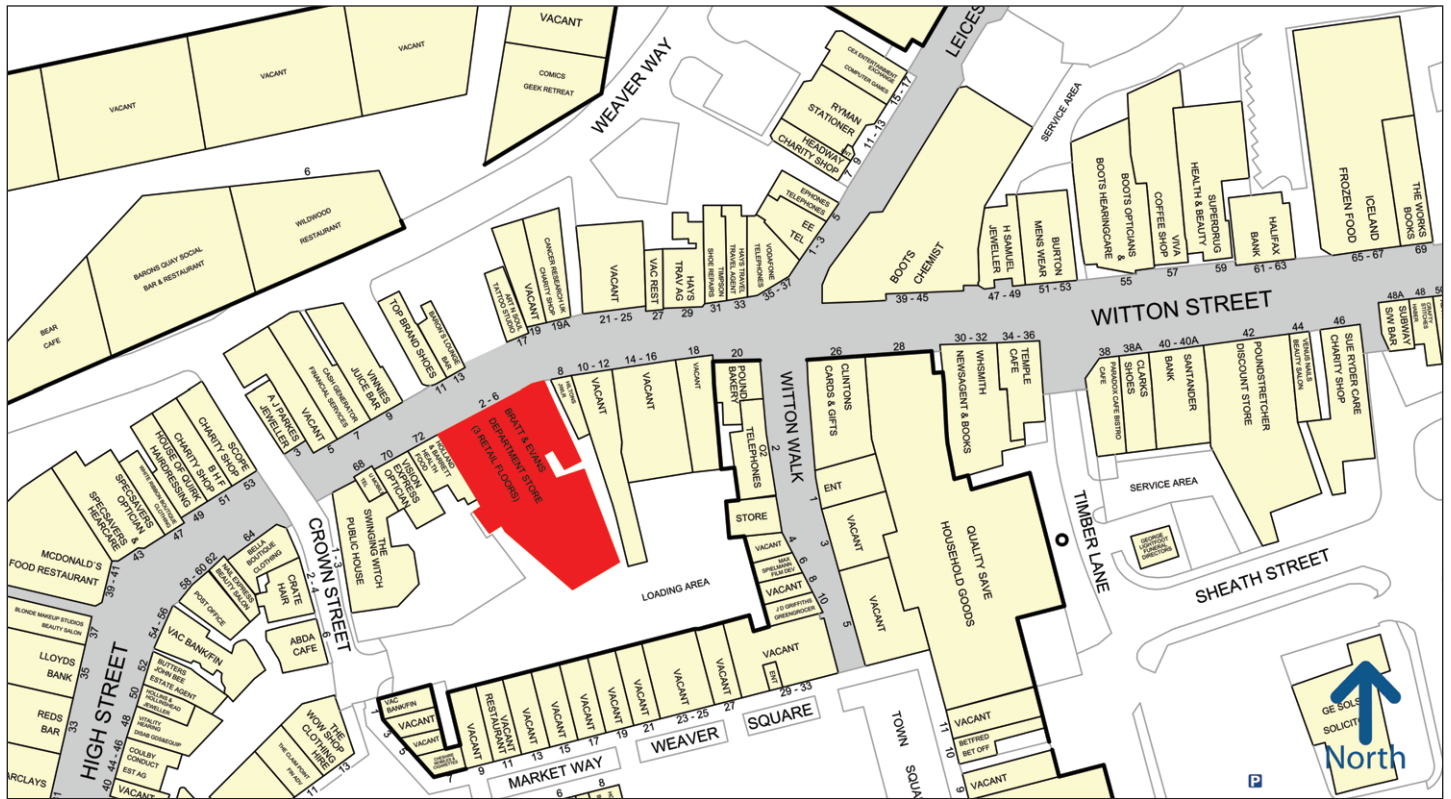
Mobile: 07970 723522



**SUBJECT TO CONTRACT**

JGF/JRB/APRIL2024





Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Glyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT unless stated otherwise.

