

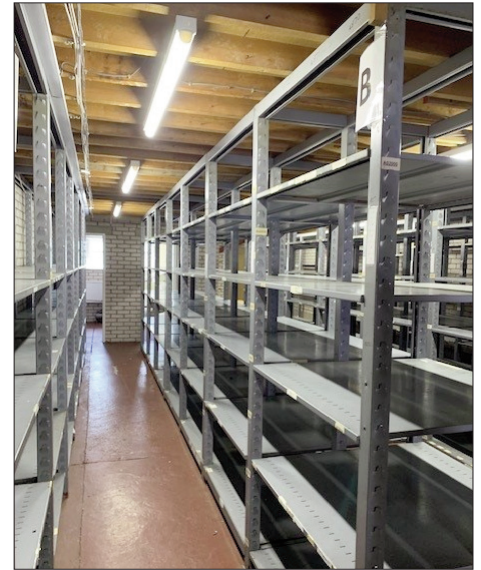
**FREEHOLD WAREHOUSE  
Northwich Town Centre**



**Unit 8, Block 2, Riverside Trading Estate,  
Navigation Road, Northwich CW8 1BE  
FOR SALE**

**Location:**

The premises are located in a modern, purpose built industrial estate between Navigation Road and the north bank of River Weaver, approximately ½ mile west of Northwich town centre, just off the one way inner ring road. Opposite the premises is a predominantly residential area.



**Description:**

The premises are steel framed, clad with profile coated metal sheeting with power floated ground floor and a timber mezzanine floor.



**Accommodation:**

|                 |                     |
|-----------------|---------------------|
| Ground Floor    | 1,062 sf            |
| Mezzanine       | 866 sf              |
| <b>Total:</b>   | <b>1,984 sf</b>     |
| <b>Outside:</b> | <b>4 car spaces</b> |

**Services:**

Water, electricity and drainage are connected to the premises.

**Rateable Value:**

|                  |              |
|------------------|--------------|
| £9,000           |              |
| <b>UBR 24/25</b> | <b>54.6p</b> |

**EPC:**

Available on request

**Tenure:**

Freehold

**Price:**

Offers over £175,000

**Legal Costs:**

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

**Inspection:**

Lucy Warriner  
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**Surveyor:**

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**SUBJECT TO LEASE**

JGF/JRB/JUNE2024



