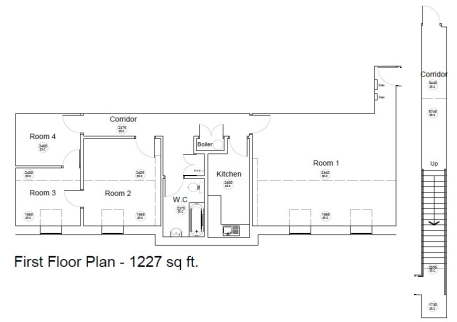


# MBRE

# FLAT/DEVELOPMENT FOR SALE



**First Floor**  
Kingsmead Square  
Regency Way  
Northwich, CW9 8UW

**1,118  
SQ.FT**



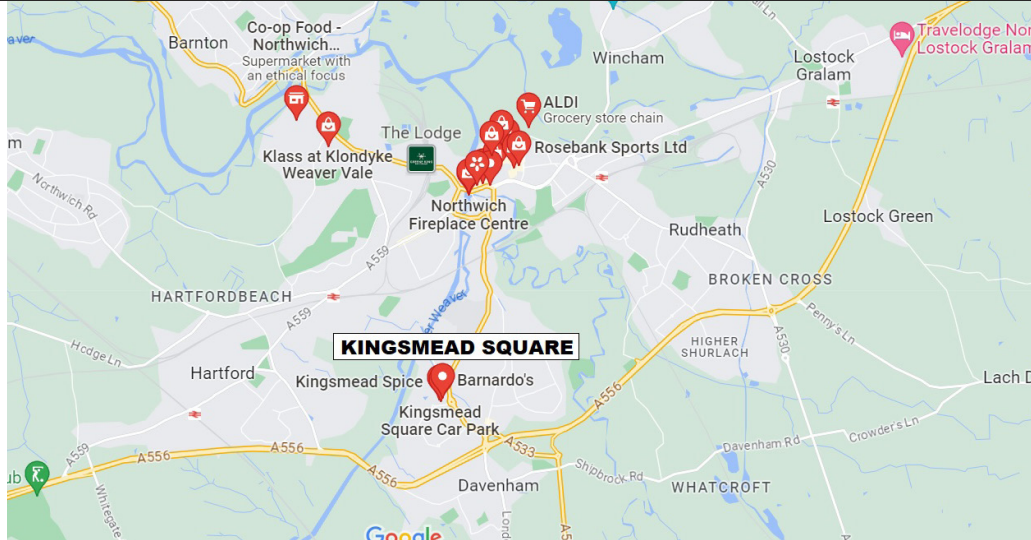
- First floor 3 bedroom flat with private access
- Extensive living accommodation opportunity
- Suitable for redevelopment/refurbishment
- Located above Tesco at Kingsmead Square
- Private access to the rear of Tesco
- Available on a long Leasehold tenure basis
- 3 bed/Living room/kitchen/bathroom/foyer
- Located 0.5 miles to the main A556

## Location

The property is located at the Kingsmead square shopping centre which comprises Tesco, Barnardo's, Domino's, Well Pharmacy along with children's nursery, public house and Doctors Surgery with parking for 81 cars.

- M56: 11 miles.

- Northwich: 2 miles.



## Description/Accommodation

The property occupies the first floor of a mixed commercial and residential parade with private access available to the rear of the building with one flight of stairs providing access to the first floor residential flat.

Ground floor entrance: 86 Sq.ft - 21'11" x 3'9".

First floor top of stairs: 31 Sq.ft - 8'0" x 3'9".

Entrance foyer: 24 Sq.ft - 3'3" x 7'5".

Living room: 375 Sq.ft - 21'11" x 17'1".

Kitchen: 90 Sq.ft - 12'10" x 6'5" plus 2'2" x 3'5".

Cupboards: 14 Sq.ft overall.

Bathroom: 57 Sq.ft - 6'3" x 8'11".

Bedroom: 155 Sq.ft - 13'2" x 11'8".

Bedroom: 82 Sq.ft - 8'2" x 9'11".

Bedroom: 86 Sq.ft - 8'8" x 9'11".

Corridors: 118 Sq.ft overall.

## Council Tax

Council Tax Band: A - Payable Council Tax - £ 1,492.01

Interested parties are advised to make their own enquiries with Cheshire West Council: 0300 123 7022

## Tenure

We understand that the property is Leasehold.

Title Number: TBC. Term: TBC.

## Price

£100,000 SUBJECT TO CONTRACT.

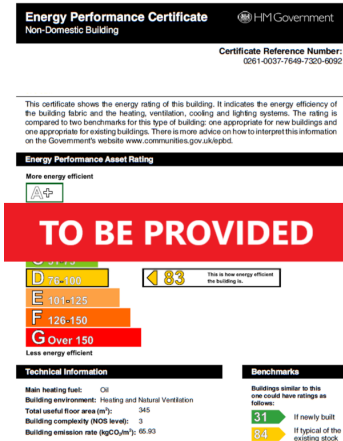
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## Conditions

Subject to Contract.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Planning

Buyers to make their own enquiries.

## Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. October 2019.