

**FOR SALE** ATTRACTIVE TOWN CENTRE PERIOD PREMISES

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# 83 WITTON STREET

Northwich, Cheshire, CW9 5DR



## Key Highlights

- Town Centre Location
- Attractive period building
- Pedestrianized Shopping Street
- Close to Car Parks

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SAVILLS KNUTSFORD  
35/37 Princess Street  
Knutsford WA16 6BP

**+44 (0) 1565 632618**

[savills.co.uk](http://savills.co.uk)

The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored in a vibrant yellow. It is positioned on a solid black rectangular background.

## Location

Witton Street is the main retail street in the mid-Cheshire market town of Northwich and occupied by notable national brands such as Boots, Iceland, Subway, Halifax bank and many others. Witton Street is renowned for its attractive period premises with their distinctive half-timbered black and white exteriors. Northwich is a historic market town located at the confluence of the Rivers Dane and Weaver. There is an interesting and eclectic mix of independent and national retailers as well as a pleasing range of cafes, bars and restaurants. There are public car parks located nearby and a Sainsbury Supermarket and Fuel Station is located close to the rear of the property.

## Accommodation

The property has been most recently used as a hairdressing salon and has the main salon, staff kitchen, WC and utility area on the ground floor and further space on the first floor that has includes an additional salon and two treatment rooms. Gas fired central heating is installed. There are suspended ceilings and strip and spot lighting.

AREA		SQ M	SQ FT
<b>Ground Floor</b>			
Retail/Salon area		37.08	399
Maximum Shop Width	3.8m		
Maximum Depth	10.6m		
Staff Kitchen	4.6m x 1.79m	9.08	98
WC			
Covered Rear Porch/ utility area - access door to rear yard			
<b>First Floor</b>			
Salon 2	7.63m x 3.54m	27.01	291
Treatment Room 1	2.72m x 3.43m	9.32	100
Treatment Room 2	2.24m x 2.24m	5.02	54
<b>Overall Approximate Net Internal Floor Area</b>		<b>87.51</b>	<b>942</b>

## Services

All mains services are connected.



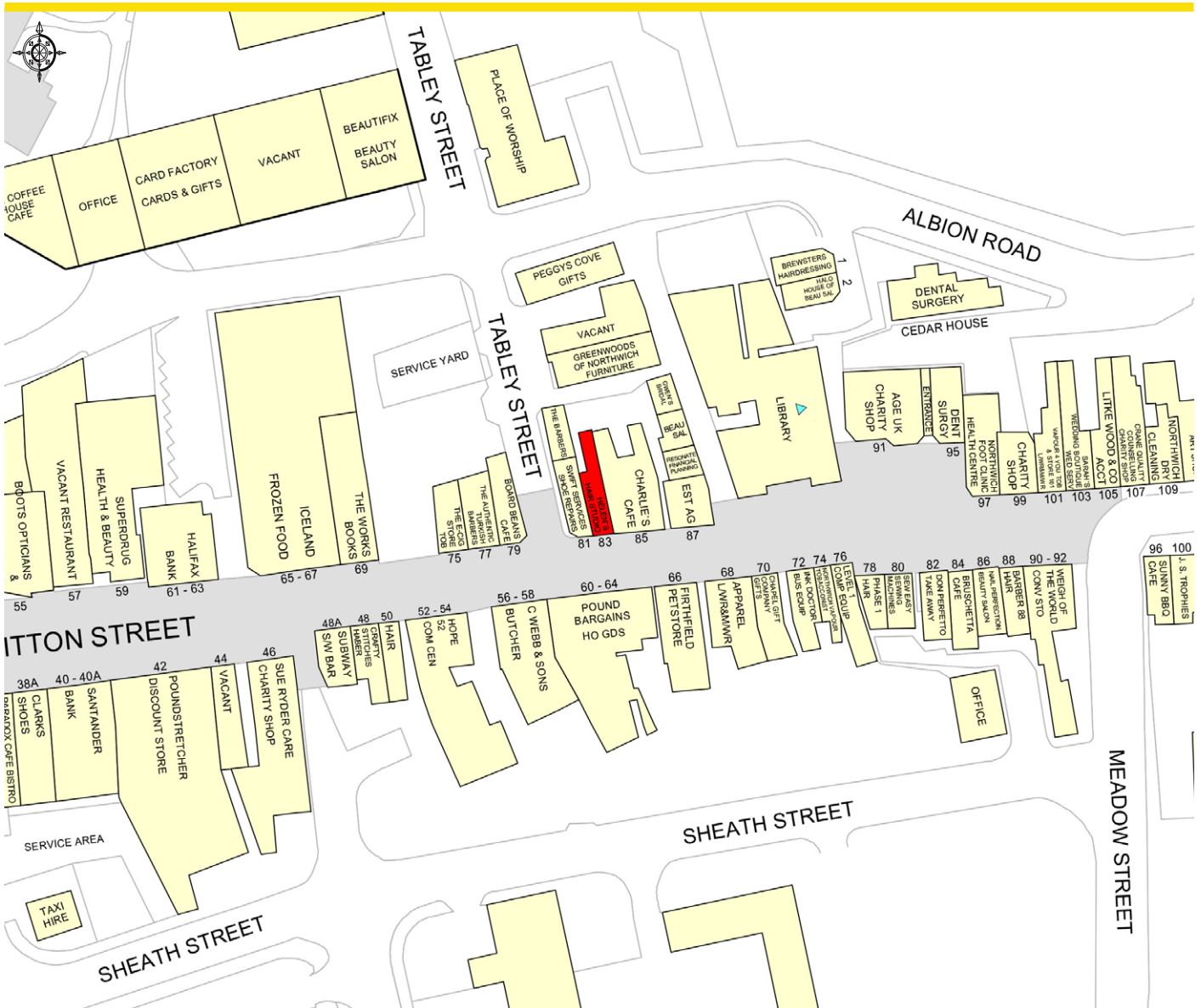
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## For Sale

Guide Price £200,000 subject to contract.

**TO VIEW** Strictly by prior arrangement only with: Nigel Lammass.

## Business Rates

We have been verbally informed by the local rating authority that the premises are assessed for rating purposes as follows:

## Rateable Value

• £9,600

(This property may benefit from small business rate relief. Interested parties are advised to make enquiries with Cheshire West and Chester Business Rates department.)

## EPC

Energy performance Certificate C.

## Contact

**Nigel Lammass**

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