

TO LET

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# 281 CHESTER ROAD

Hartford, Northwich CW8 1QL



## Key Highlights

- Compact retail premises
- Village Centre Location
- Low Overheads

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## Location

This compact ground floor retail unit is located in the centre of this popular and sought after village on the outskirts of Northwich Town. Hartford village lies approximately two miles to the South and West of Northwich. The village has expanded its population in recent years as a result of the development of new housing. Much of this is within easy walking distance of the premises. The Grange School is nearby. There is a rail station on the Manchester - Chester line in Greenbank and Hartford has a station on the Liverpool - London Line.

## Accommodation

The property forms the ground floor portion of the building and has been previously used as a village newsagent for many years. The premises comprise a showroom opening onto a store area with a small kitchen and WC at the rear. There is on street parking in front of the building and the new village car park is nearby.

### Retail Area

Maximum Width	3.31 m	10ft 10 in
Maximum Depth	6.87m	22ft 05 in

Open to:

### Store Area

Maximum Width	3.34 m	10ft 10 in
Maximum Depth	2.27 m	7ft 05 in

### Kitchen

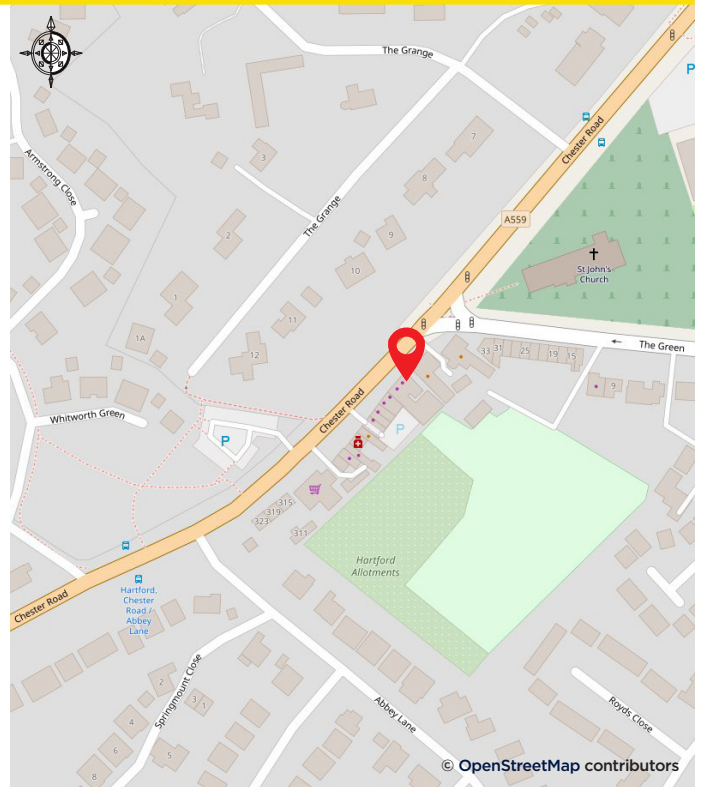
Maximum Width	1.84 m	6ft 0 in
Maximum Depth	1.22 m	4ft 0 in

### W.C.

Floor Area - approx.	31.37 sq m	360 sq ft
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## Services

Mains water, electricity and drainage are connected.



**TO BE LET** by way of assignment of the existing lease dated 14th September for a term of ten years beginning on the 27th May 2019 at £9,500 per annum.

## Rates

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

- Rateable Value £7100

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

## Energy Performance Certificate

Band E

## Viewing and Further Information

Strictly by prior arrangement only with : [Nigel Lammas](#)

## Contact

**Nigel Lammas**

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