



HIGH STREET PROPERTY / CLASS E

Unit 3A Barons Quay Northwich, Northwich CW9 5LG



**Rent: On application**

**Ground Floor Area**

748 Sq ft / 70 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

Tom Prescott

Mob: 07841 168163

Email: [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

James Moss

Mob: 07977 278229

Email: [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)

**Location:**

Barons Quay is located in the attractive market town of Northwich in Cheshire, in the heart of the wealthy Cheshire catchment area.

Anchored by ASDA, a 5 screen ODEON Cinema and with on site car parking, the scheme provides a good mix of retail, leisure and food & beverage offers.

Current retailers include: H&M, The Entertainer, Sports Direct, B&M Bargains, Card Factory and River Island amongst others.

The scheme also provides a great range of uses with operators including:

Sticky Paws, Puddle Ducks, Wildwood, Coffee House and BEAR Coffee and the brand new Barons Quay Foodhall, which is due to open late 2021.

**Accommodation:**

Unit 3A provides Ground Floor and First Floor space across two levels in shell condition.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	748	69.5
First Floor	3,000	280

**Tenure:**

New Lease Available

**Planning Permission:**

Use Class E

**Business Rates:**

The unit is yet to be assessed for Business Rates.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

Further details on request.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

May 2023

Subject to Contract

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