



# The Quayside

Ref: 5652039

129 Witton Street, Northwich, CW9 5DY

Freehold: £695,000

Town centre mixed freehold investment

High profile and prominent location

878sqm over two floors

Split-level ground floor restaurant/bar

Current annualised rental income: £66,000

20 year lease from 2019, next review 2024. Energy Rating D



A large detached double fronted highly prominent town centre property of two storey brick elevations beneath a predominantly multi-pitched tiled roofline. The property has the advantage of both pavement seating and enclosed beer patio to the rear, the overall demise being some 878sqm over two floors.



### Internal Details

Gross internal area: 878sqm, 439sqm on both floors

#### Ground floor:

Split-level open-plan trade area (300), served by a centrally located wooden bar servery, free-standing tables & chairs with fixed perimeter seating, combination of wooden and carpeted flooring, double glazed picture windows to both front and side elevations. Comprehensively equipped trade kitchen, food prep and glass wash area, office, and disabled wc.

#### First floor:

Independently accessed letting units/office space currently occupied by 5 individual businesses with communal kitchen, separate ladies and gents wc's, producing a total income of £21,000 per annum.

Ancillary areas: ground floor cellar, first floor ladies and gents wc.

### Location

Prominently located upon Witton Street at its intersection with Venables Road within the main licensed and leisure circuit, within the popular market town of Northwich. The district shopping centre Northwich has a demographic of over over 60,000 adults.

### External Details

Enclosed beer patio area with smoking solution, private designated parking for office/retail units.

### Fixtures & Fittings

All fixtures and fittings included in the sale.



## Tenure

Freehold investment. 20 year lease from 2019 for the Quayside bar, at a rental of £45,000 per annum, next review 2024.

First floor: 5 individual suites providing a rental income of £21,000 per annum. Further details available upon request.



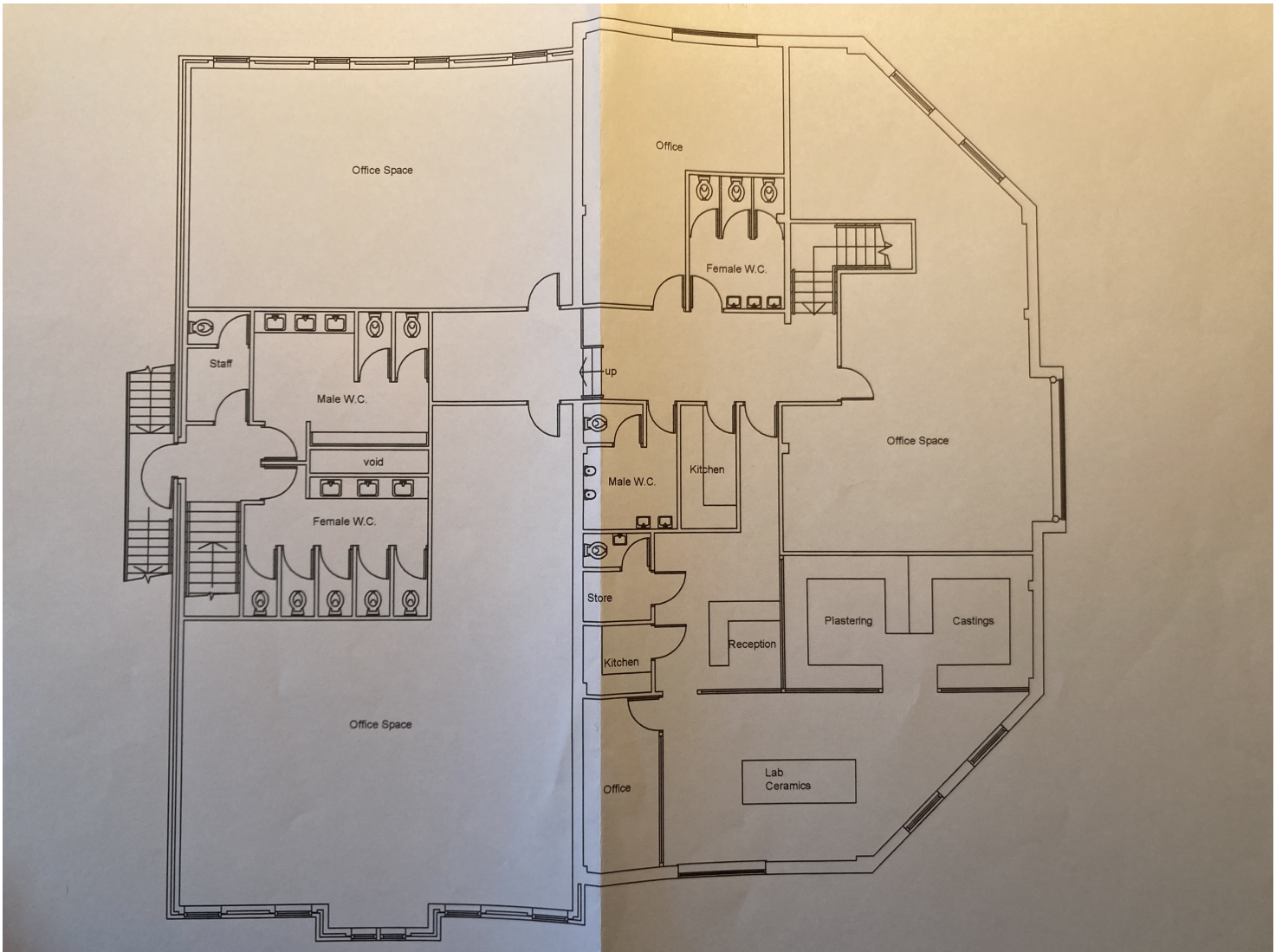
## Regulatory

Premises licence.

Licensed:

Sunday to Wednesday: 10am - 12am

Thursday to Saturday: 10am - 2am



NEW BAMBOO SCREENING TO REAR OF SEATING AREA. ALLOW FOR NEW BACKBOARD POST TO MINIMIZE GATES TO PREVENT ACCESS TO PUSH PAD FROM COURTESY OF GREEN AREA.

ALLOW FOR CLEANING AND REPORTING EXISTING TILING TO EXTERNAL AREAS.

ALLOW FOR A NEW 100mm HIGH HOT BAK TO LEFT HAND SIDE OF EXISTING SEATING AREA. TO BE FORMED FROM TRIMMER DECKING AND STAIN FINISHES.

ALLOW FOR CUTTING BACK EXISTING ROOF TO AREA INDICATED TO PROVIDE ADDITIONAL NATURAL LIGHT INTO SEATING AREA.

ALLOW FOR ADJUSTING EXISTING REAR DOORS TO CAR STYLE.

REPLACE EXISTING SHOPFRONT WITH FRENCH DOORS AS SHOWN.

FORM NEW POSER HEIGHT FIRED SEATING WITH DEEP BUTTONED BACK TYPE HILL INCLUDING FOOTREST TO POSITION SHOWN.

ALLOW FOR WALLPAPER ABOVE FIRED SEATING AS SHOWN.

ALTER EXISTING BASED AREA TO SUIT NEW LAYOUT. FORM NEW BALUSTRADE EITHER SIDE OF STAIRS TO HAVE GOOD TIRE RAISED AREA.

**WORKS TO BAR SERVICE:**

- STEP BAR TOPS BACK TO NATURAL COLOUR
- PAINT BAR BENCHES
- WALLPAPER TO BACK BAR
- FORMATION OF NEW COFFEE STATION
- CUPBOARD BENEATH COFFEE STATION
- WINE DISPLAY
- COFFEE BAR DISPLAYS
- COFFEE STATION
- REVERSIBLE BACKBOARDS
- PENDANT LIGHT FITTINGS

FORM NEW DJ Booth next to new LOW LEVEL WALL TO BE ROOM TO HAVE REMOVABLE LED AND TABLE LAMP FOR WHEN NOT IN USE.

ALLOW FOR THE ADDITION OF A NEW STAIR PARTITION TO ALLOW VISITORS TO BACK BAR AND FORMATION OF NEW COFFEE STATION.

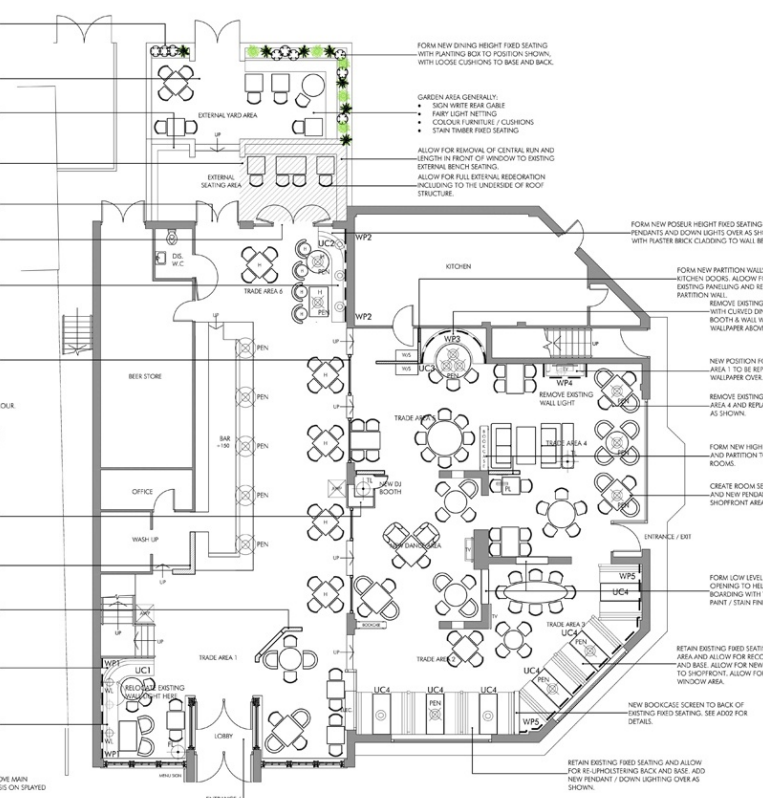
FORM NEW STUD WALL PARTITIONS WITH FINISHED OPENING AS SHOWN TO FORM NEW ROOM SET.

ALLOW TO REMOVE AND REPOSITION EXISTING FIRE PLACE TO BAR/AREA AS INDICATED.

FORM NEW DINING HEIGHT FIRED SEATING WITH DEEP BUTTONED BACK TO POSITION SHOWN. ALLOW FOR THE REPOSITION OF THE WALL LIGHT AND WALLPAPER ABOVE FIRED SEATING AS SHOWN.

**FRONT EXTERNAL AREAS:**

- REFER TO EXTERNAL VISUAL
- NEW FASCIA SIGNAGE - CENTRALLY ABOVE MAIN ENTRANCE DOORS & TO PLACE EMPHASIS ON SPANNED SECTION OF SHOPFRONT
- NEW MENU SIGN TO LEFT OF ENTRANCE
- ALLOW FOR REDEcoration THROUGHOUT
- MAIN CONTRACTOR TO OVER CLADDING EXISTING SIGNAGE & APPLY INCLUDE TO REINSTATE
- BRANCHING CUT TO SUPPLY AND FIT LOOSE ARTIFICIAL PLANTING WITHIN THROUGHOUT
- ELECTRICAL CONTRACTOR TO RE-LAMP CLEAN EXISTING TUB LIGHTS
- NEW DOWNLIGHTS TO SHOPFRONT SIGNIFI
- 2x6 GUARANTEED MENU BOARDS
- ELECTRICAL CONTRACTOR TO ALLOW FOR FEED TO NEW ILLUMINATED MENU BOARDS
- MAIN CONTRACTOR TO FIT ARCHITRAVE MOLDINGS TO NEW CLADDING ON CENTRAL SIGNAGE & BELOW PLANTING TROUGH ON RIGHT HAND SIDE
- REMOVAL OF ALEXANDER FORTH FASCIA SIGNAGE - TOM CULLEN TO CONFIRM



**PROPOSED LIGHTING LEGEND**

PN	PENDANT LIGHT FIXTURE
TL	TABLE LAMP
DL	DOWN LIGHT
FL	FLOOR LIGHT
SL	SPOT LIGHT
HL	HIGH LEVEL LIGHT
DL	DOWN LIGHT

SEE SCHEDULES OVERLEAF & ALL LIGHTING LAYOUT

**PROPOSED WALLPAPER LEGEND**

WP1	LEATH & WOOD TRIM CASES, CASES, LIGHTS
WP2	REVERIBLE CLADDING TIC
WP3	REVERIBLE & BOLD STAIN GLASS PAPER
WP4	TODAY INTERIOR WOODEN BACKBOARDS
WP5	LEATH & WOOD TRIM OVERHUNG COFFERS

**PROPOSED FABRICS LEGEND**

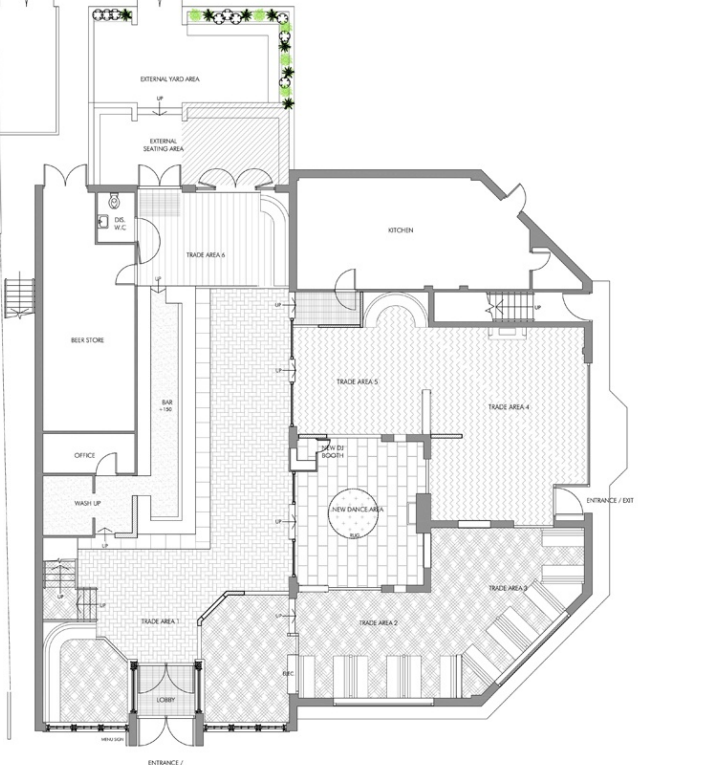
UC1	BAFF 500MS TUBULAR COFFERS 25
UC2	BAFF 500MS TUBULAR COFFERS 25
UC3	BAFF 500MS TUBULAR COFFERS 25
UC4	BAFF 500MS TUBULAR COFFERS 25
UC5	BAFF 500MS TUBULAR COFFERS 25
UC6	BAFF 500MS TUBULAR COFFERS 25

GROUND FLOOR PLAN AS PROPOSED 1:100

SCALE IN METRES @ 1:100

INTERNAL TRADE AREA: 62 KOLLIN FLOOR 387 SQM / 3324 SQFT

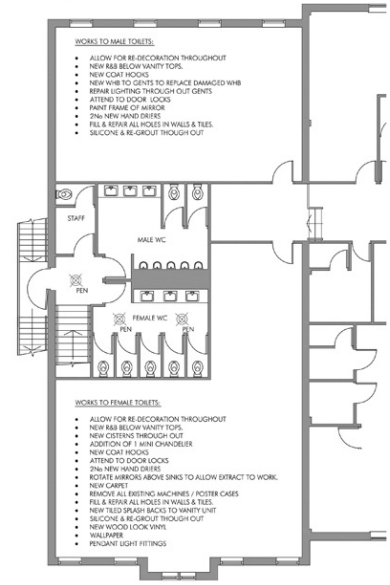
EXTERNAL 55 SQM / 592 SQFT



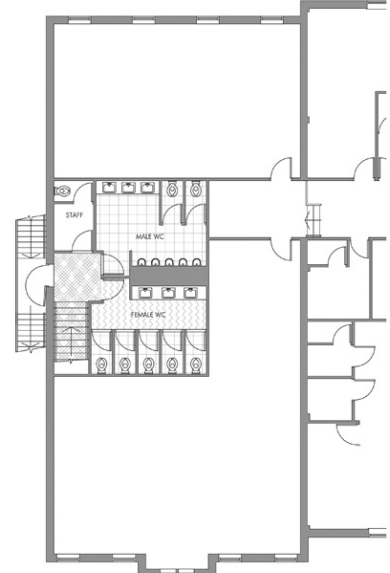
GROUND FLOOR FINISHES AS PROPOSED 1:100

**PROPOSED FLOOR FINISHES LEGEND**

MSA	NEW TRIMMER CLADDING
MSB	NEW TRIMMER CLADDING
MSD	NEW TRIMMER CLADDING



PART FIRST FLOOR PLAN AS PROPOSED 1:100



PART FIRST FLOOR PLAN AS PROPOSED 1:100

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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