



# ROYAL FOX

... ultimate estate agency

[www.royalfox.co.uk](http://www.royalfox.co.uk)



- Sales - 31.86 sq m (343 sq ft)
- Comms Room - 2.78 sq m (30 sq ft)
- Kitchenette - 3.71 sq m (40 sq ft)
- WC
- Tenure - Flexible Lease Terms Available
- Rent £750 pcm



90 Witton Street  
Northwich

Monthly Rental Of  
**£700**

## Main Description

Royal Fox Commercial Lettings are pleased to offer this high street single storey unit with current A1 use that has undergone major improvements over the last couple of years to include modern electrics, new shop front with electronic roller shutter & recently fitted carpet. The premises comprise of ground floor office space with 'Coms' room, separate kitchenette & WC. Located on Witton Street, Northwich's principle shopping street, major high street shops & banks to include, Boots, Marks & Spencers, Iceland, Subway, Santander & The Halifax are all close by. Interested parties are advised to make their own enquires with the local authority with reference to this and the current rateable value thought to be in the region of £6,000 p.a. This very well appointed unit is ready to move into, please call the Fox for internal viewings. Deposit £1000.

---

## The Fox's Insight

- 
- 
- 
- 
- 
- 

---

## Directions

Situated in the heart of Northwich Centre, close to Sainsburys Supermarket & The Penny Black Public House



***“Call The Fox NOW for  
your FREE valuation”***



## Accommodation

### Sales Floor

Full shop window, entrance door, modern neutral décor, recently fitted carpet (never used) numerous power/computer points, air con unit.

### Kitchenette

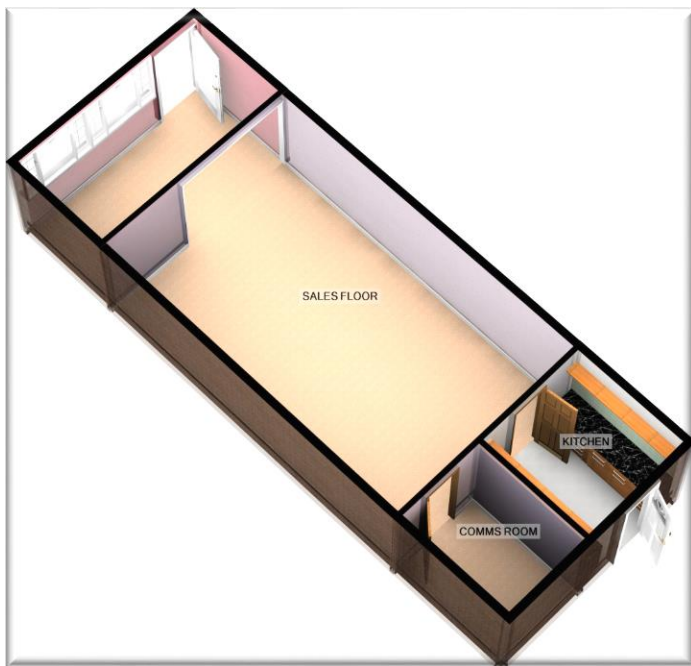
Sink unit with base units, work top space, rear door with access to small covered yard and WC.

### Coms Room

Alternative use as a private office.

### WC

Modern two piece suite finished in white comprising low level WC, pedestal wash hand basin.



*"Ultimate Estate Agency...."*

*...From The Fox"*

**Viewings : Northwich Office**  
34 High St, Northwich, Cheshire, CW9 5BE

**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**

### IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



# Energy Performance Certificate

## Non-Domestic Building



90 Witton Street  
NORTHWICH  
CW9 5AE

Certificate Reference Number:  
9521-3028-0963-0300-0895

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

63

This is how energy efficient the building is

### Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 40

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 97.83

### Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.