



ALDI FOODSTORE—DUE TO RELOCATION 1,352 SQ M (14,548 SQ FT)

FOR SALE

**DENE DRIVE
WINSFORD
CW7 1AT**

- ◆ Existing Aldi supermarket including 95 car parking spaces on a 1.43 acre site
- ◆ Opposite Winsford Cross Shopping Centre
- ◆ Modern building with separate dock level loading
- ◆ Extensive sales area
- ◆ Available August 2021 with Vacant Possession
- ◆ Suitable for alternative uses STPP



LOCATION

The property is located directly opposite the Winsford Cross Shopping Centre, off Dene Drive, which leads to the A54 High Street 100m north.

The property is within a town centre location. Winsford has a population of circa 35,000.

Northwich and Middlewich are the nearest towns. Junction 18 of the M6 motorway is 7.5 miles east.

DESCRIPTION

The site is circa 1.43 acres with a GEA of 1,352 sq m.

It comprises a modern foodstore with side dock level loading and a tarmac car park of 95 spaces.

The internal layout is visible from the attached plans.

ACCOMMODATION

There is a GEA of 1,352 sq m (14,548 sq ft) and 95 on site car parking spaces.

SALE PRICE

£1.5m plus VAT.

TENURE

Freehold. A food sales restriction will be placed on the title at point of sale.

PLANNING

The property has a valid consent under application number 4/25694-FUL and consent for an extension under application number 06-1299.

RATES

Rateable Value: £227,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2021/2022 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

EPC Rating B. A copy of the Report can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Nick Swift

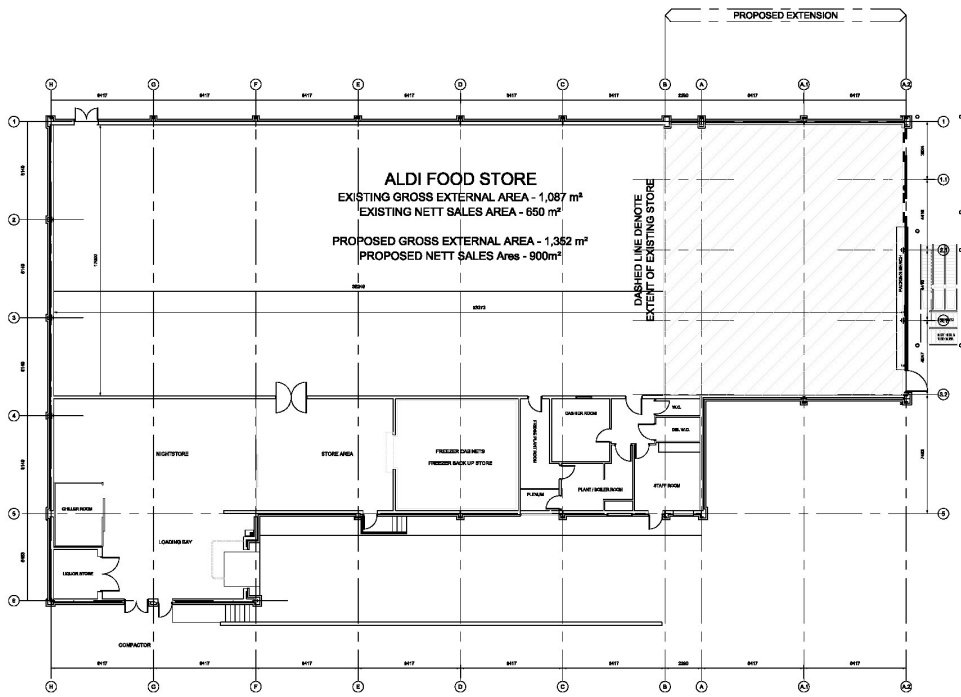
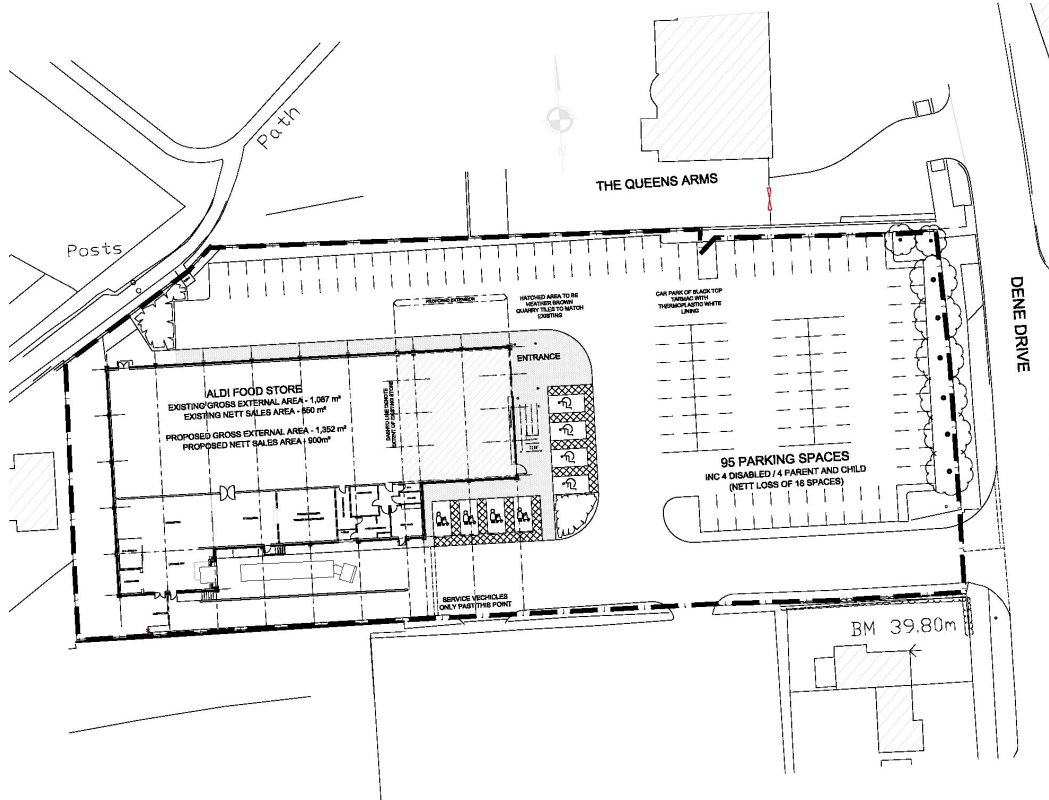
Telephone: 01204 522 275

Email: nswift@lambandswift.com

Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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