

# FOR SALE/TO LET



RogerHannah

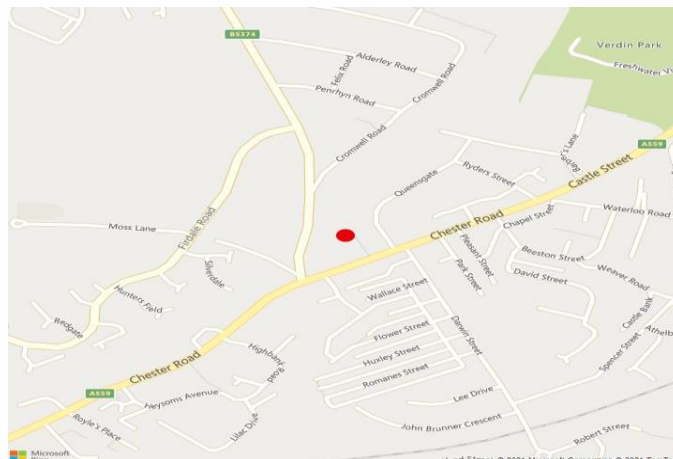


The School House, Chester Road, Northwich, Cheshire, CW8 1LE

Attractive Modern Offices Over  
Ground and First Floors  
4,625 Sq Ft (429.66 Sq M)

- Open Plan Space
- Good On-Site Parking
- Suitable For A Variety of Uses
- Modern Facilities





### Location

The property is located to the South West on the edge of Northwich Town close to Tesco Express and Waitrose supermarket. The town is full of unique and specialist independent businesses mixed with major national retailers and the town also hosts a monthly Artisan Market which is packed with amazing hand-crafted products. In addition, Northwich has been bolstered by the £80 million Barons Quay development which continues to expand.

Comprising a state-of-the-art five screen cinema, high street retailers and food and drink venues, the shopping destination is set to grow over the coming months with even more businesses preparing to open here.

Northwich is a historic market town located in the heart of Cheshire with Chester, Warrington and Manchester Airport all within a 30 mins drive.

### Description

A substantial Former School House, comprising modern offices over Ground and First (mezzanine) floors set within pleasant surroundings. The offices are a mixture of large open plan rooms and smaller private offices, with ancillary meetings rooms, storage, kitchen and WC facilities. The unit benefits from all mains utilities as well as AC cassettes.

Externally there is parking for approximately 22 cars. There are also 2 outbuildings that are currently used for storage as well as a substantial basement. The property would be suitable for a variety of occupiers; office use, clinical, E commerce or D1.

### Accommodation

The property is arranged as follows:

FLOOR	SIZE SQ.MTRS.	SIZE SQ.FT.
Ground Floor	305.8 sq.m.	3,291 sq.ft.
First Floor	123.8 sq.m.	1,334 sq.ft.
<b>TOTAL</b>	<b>429.66 sq.m</b>	<b>4, 625 sq.ft.</b>

### Asking Rent

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at a quoting rent of **£60,000 per annum** exclusive.

### Asking Price

£575,000

### Business Rates

Rateable Value: £35,000.

### EPC

The property has an energy performance rating of E.

### VAT

If VAT is applicable it will be at the prevailing rate

### Legal Costs

Each party are to be responsible for their own legal costs.

### Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Dan Rodgers

E: danrogers@roger-hannah.co.uk

### Date of Preparation

19 October 2021