



Witton Street | Northwich | CW9 5NP

EDWARD  
**mellor**



## Features

- A spacious 3 storey period property
- A Freehold commercial building with no chain
- Includes 2 storey self contained flat
- With secure private parking to the rear
- Prime town centre location

This is a Freehold commercial building operating as Suttons Hairdressers which is a business that has been part of the Northwich community for over 60 years. Now to be sold with enormous potential for a variety of business opportunities including conversion into offices or apartments subject to the usual planning consent.

There is a 2 storey flat at the rear which has excellent letting or Airbnb potential. The spacious layout (refer to floor plan) begins on the ground floor with a shop front through to two more work rooms with access to cellar, staff room, utility room and W.C.. There are external steps to a self contained flat with lounge, dining room or bedroom 3,

kitchen, bathroom and store room. The second floor has 2 bedrooms. Outside there is a driveway secured by wrought iron gates with off road parking available. Please note that our client will retain a right of way across the drive to an additional section of land which is not part of the sale.



The property occupies an excellent trading position in Witton Street directly opposite the iconic Plaza building. There are many national chain stores and independent shops in Northwich together with the Barons Quay shopping complex. The area is extremely well connected given that Northwich railway station is half a mile away and is on the Manchester to Chester line. The A556 bypass is only 2.5 miles distant and connects directly to the motorway network to include the M6 and M56 provide easy access to several major commercial centres e.g. Manchester, Manchester International Airport, Warrington, Chester and Liverpool.

SERVICES : Mains water, gas , electricity and drainage. Gas central heating served by separate boilers. TENURE: The property is Freehold and free from chief rent. NOTE: The fittings have not been tested and purchasers are advised to obtain their own independent reports. ASSESSMENTS: Current Rateable Value 134 Witton Street £5,600 - Flat 134A Cheshire West and Chester Council Tax band A = Energy Performance Rating Band E



# FLOOR LAYOUT

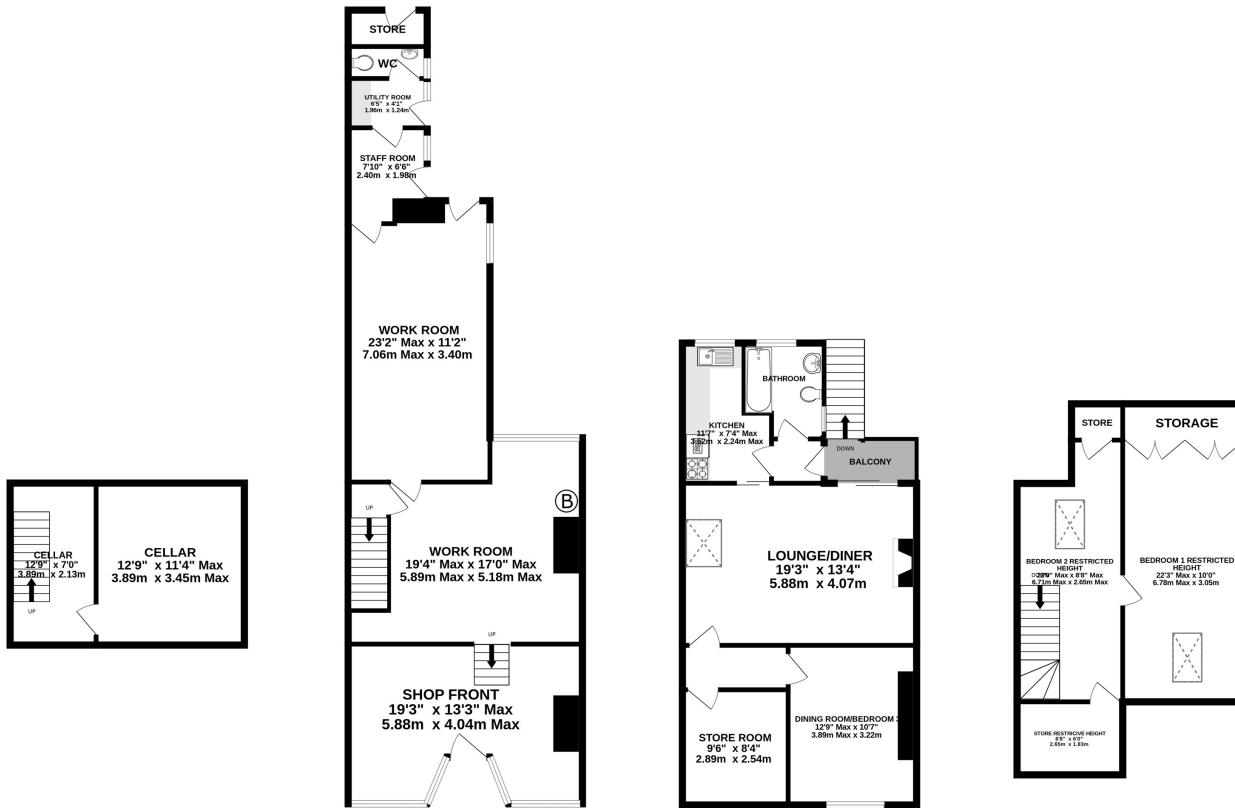
Not to Scale - For Identification Purposes Only

BASEMENT  
257 sq.ft. (23.9 sq.m.) approx.

GROUND FLOOR  
865 sq.ft. (80.3 sq.m.) approx.

1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

2ND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



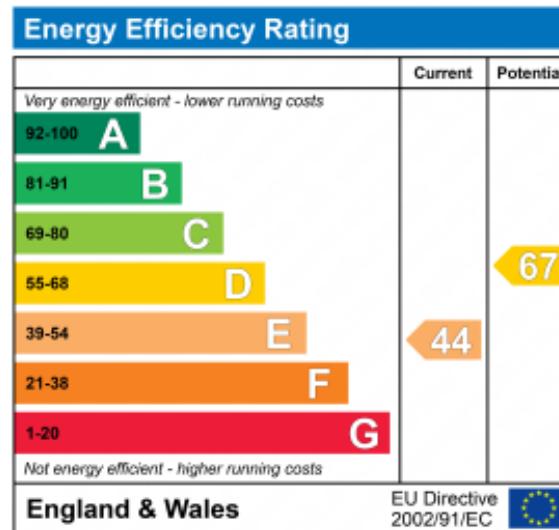
TOTAL FLOOR AREA : 2272 sq.ft. (211.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



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