

***443a London Road, Davenham, Northwich, Cheshire, CW9 8NA***  
***£125,000***

*An exceptional opportunity to acquire a commercial property in the charming village of Davenham. This well-presented space offers a generous ground floor layout, complete with a fitted kitchen and WC facilities, making it ideal for a variety of business uses. The property also benefits from allocated parking for added convenience. Early viewing is highly recommended—contact us today to arrange your appointment. For sale with sitting tenant.*

## Accommodation

### *SHOP FLOOR*

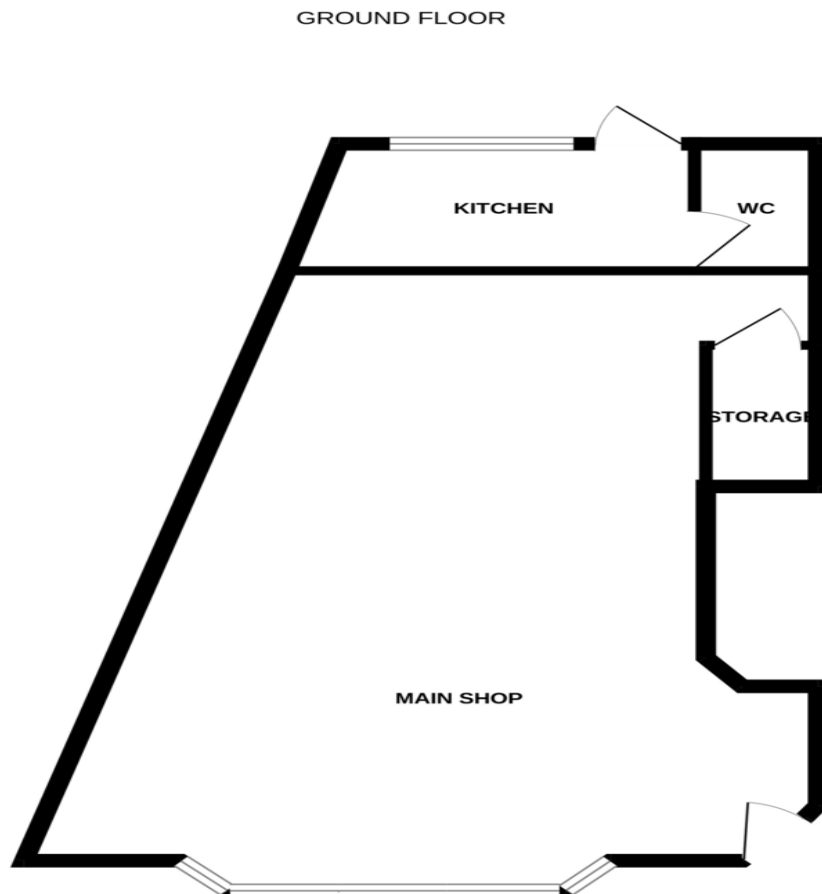
*With a door to the front elevation and window to the front, a spacious shop area. A door leads to the kitchen area.*

### *KITCHEN*

*With a window to the rear elevation and doors to the rear and WC. Sink unit.*

### *WC*

*Fitted with a low level WC and hand wash basin.*



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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in

working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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