



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk



- Large Business Premises
- Prime High Street Location
- Corner Position
- Set Over Three Floors

- Fitted Window Displays
- Aircon/Heating Units
- 1217 Square Ft of Floor Space
- Gas Central Heating



**34 High Street
Northwich**

Offers in Excess of
£175,000

Main Description

Royal Fox is delighted to offer for sale this commercial property, offering generous office space over three floors and having a commanding position on Northwich's High Street. Barclays, Lloyds, McDonalds and the local post office are all close by.

ACCOMMODATION: The accommodation comprises of: Ground floor retail area with panoramic window displays. First floor office / storage space. Second floor additional office space (in a converted area with exposed beams), a kitchenette and separate male / female WC. The building benefits from gas fired central heating via a modern combination boiler & air conditioning / heating units fitted on each floor.

LOCATION: Offering a highly visible location on Northwich High Street with a large footfall as well as being conveniently placed near to parking on Applemarket Street & Asda multistorey. In addition are a wide array of shops and eateries within close walking distance. Northwich is a market town in the heart of Cheshire and is easily accessible off the M6 motorway and from both Warrington and Chester.

The Fox's Insight

- Freehold Title CH384764
- Ground Floor: 46.76 sq m / 503 sq ft
- First Floor: 32.18 sq m / 346 sq ft
- Second Floor: 34.19 sq m / 368 sq ft
- Total Area: 113.13 sq m / 1,217 sq ft
- Rateable Value (1st April 26 to present) £9,500

Directions

Located close to the bottom of Northwich High Street just off Apple Market Street close to the Bullring.

“Detailed property particulars, packed with photographs, descriptions and insight...”





Accommodation

Ground Floor 19' 9" x 23' 7" (6.03m x 7.2m)

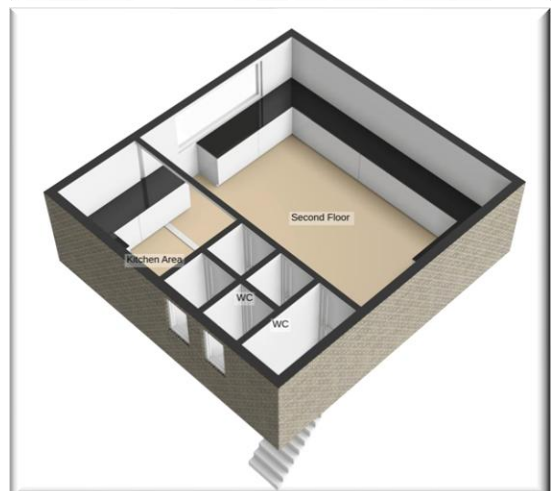
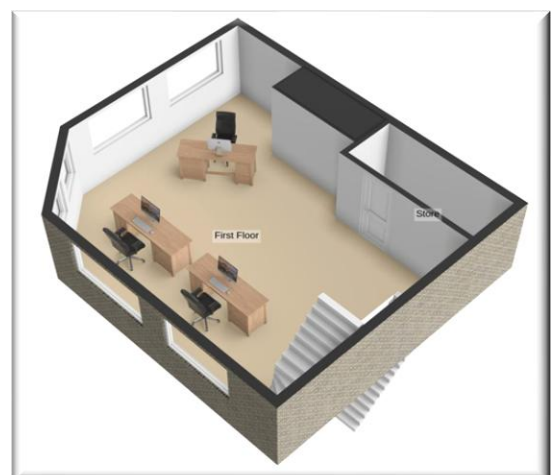
First Floor 19' 9" x 23' 7" (6.03m x 7.2m)

Second Floor 19' 9" x 19' 8" (6.03m x 5.99m)

Kitchen Area

WC (x2) 9' 1" x 3' 1" (2.77m x 0.95m)





***“Ultimate Estate
Agency....From The Fox”***

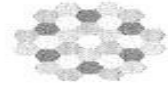
Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk

Land Registry
Official copy of
title plan

Title number **CH384764**
Ordnance Survey map reference **SJ6573NE**
Scale **1:1250**
Administrative area **Cheshire West and Chester**



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Energy performance certificate (EPC)

34 High Street
NORTH WICH
CW9 5BE

Energy rating

D

Valid until: 23 July 2036

Certificate number: 4618-5236-8822-6393-9502

Property type: Retail/Financial and Professional Services
Total floor area: 155 square metres

Rules on letting this property

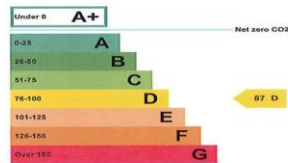
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built: 16 A
If typical of the existing stock: 63 C

*"Professional, friendly service...
...with a smile"*

