



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk



- Sales - 31.86 sq m (343 sq ft)
- Store Room - 2.78 sq m (30 sq ft)
- Kitchenette - 3.71 sq m (40 sq ft)

- WC
- Tenure - Flexible Lease Terms Available
- Rent £800 pcm



90 Witton Street
Northwich

Guide Price
£120,000

Main Description

COMMERCIAL PROPERTY - TENANT IN-SITU - TOWN CENTRE LOCATION - PRIME RETAIL PITCH - INVESTMENT OPPORTUNITY - COMMERCIAL LEASE - 3 YEAR TERM (EXPIRING 9th MARCH 2028) WITH CURRENT ANNUAL RENT - £9,600 P.A. - BUSINESS NOT AFFECTED IDEALLY SUITED TO A COMMERCIAL INVESTOR WANTING TO ADD A PROMINANT HIGH STREET RETAIL UNIT TO THEIR INVESTMENT PORTFOLIO....

The building is constructed of solid brick walls with a pitched slate roof consisting of a single storey retail unit dating from circa 1880. The retail area is presented with a recessed doorway, open plan in a rectangular shape with a small office/storage area and WC.

ACCOMODATION:

- Retail Area - 31.86 sq m / 343 sq ft
 - Store Area – 2.78 sq m / 30 sq ft
 - Kitchenette – 3.71 sq m / 40 sq ft
-

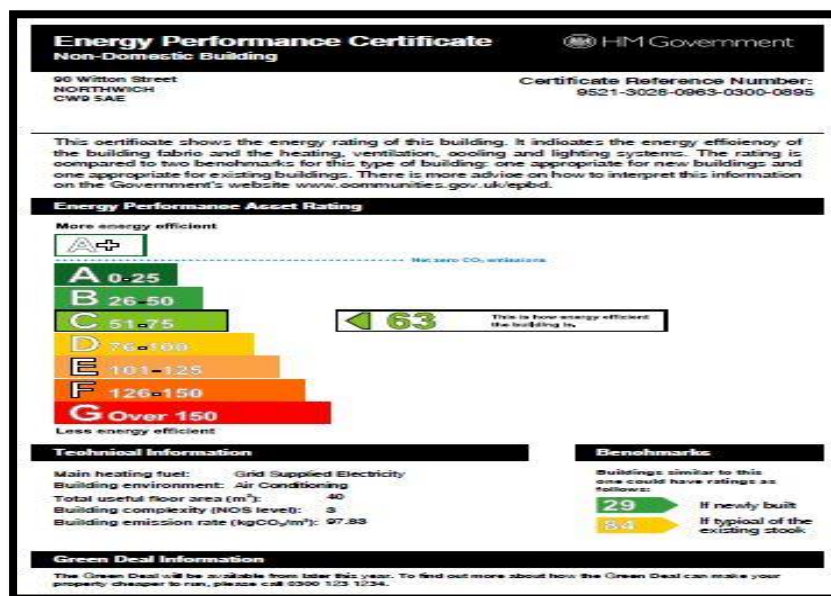
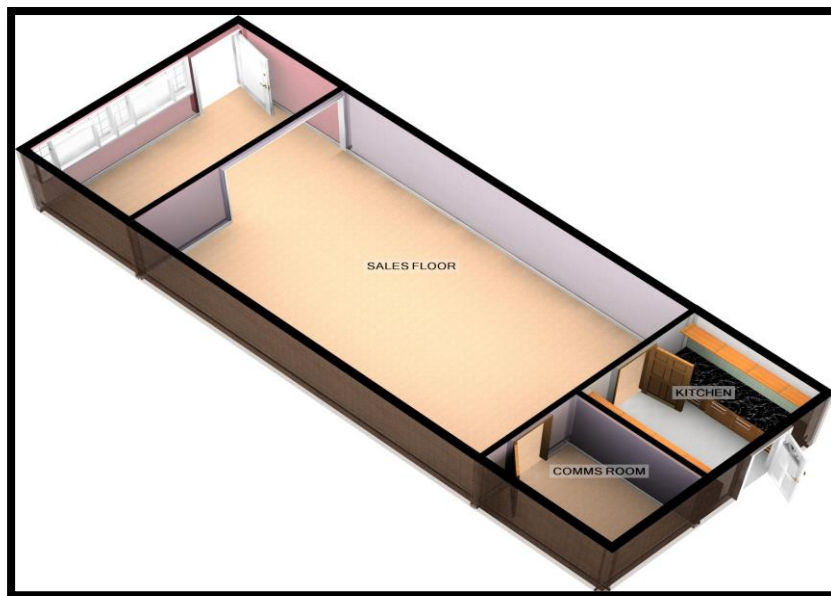
- The property is connected to mains electricity/water & drainage.
 - Rateable Value - £8,600 Rateable
 - Authority - Chester West & Chester.
 - Tenure - Freehold -
 - Title.- CH469211
-

Directions

Situated in the heart of Northwich Centre, close to Sainsburys Supermarket & The Penny Black Public House

***“Call The Fox NOW for
your FREE valuation”***





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

Tel: 01606 44 0 44

e: info@royalfox.co.uk

IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.