

# TO LET

Full Repairing and Insuring Lease  
Single Storey Prominent Retail Unit  
84.53 Sq M (910 Sq Ft)



**37-39 Station Road**  
Northwich, Cheshire, CW9 5LT

# 37-39 STATION ROAD, NORTHWICH



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Northwich, CW9 5LT**



**A single storey brick building in a highly visible location, providing open plan, flexible retail accommodation.**

- 84.53 Sq M (910 Sq Ft)
- Suitable for Various Uses, Subject to Planning Permission
- High Volume of Passing Traffic
- Excellent Road and Rail Links



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## Approximate Travel Distances



### Locations

- Knutsford 6.5 miles
- Middlewich 6 miles

### Sat Nav Postcode

CW9 5LT

## Location

The property is located on the roundabout connecting Station Road, Chester Way, Leicester Street and New Warrington Road North of the town centre, generating high levels of passing traffic. Parking is available within the roundabout. Northwich train station is approximately 0.1 miles away and the M6 motorway is within approximately 12 miles, providing excellent transport connections..

## Description

The building is of single storey brick construction and benefits from generous frontage to the roundabout. Internally the building is largely open plan with kitchen and WC facilities partitioned.

## Accommodation

	Sq M	Sq Ft
Retail Area	81.02	872
Kitchen	3.51	38
WCs		
<b>Total</b>	<b>84.53</b>	<b>910</b>

## Rental Price

£18,995 per annum exclusive

## Tenure

The premises are offered by way of a new lease on Fully Repairing and Insuring terms for a minimum of 6 years with break and review to be agreed.

## Business Rates

The current rateable value is £10,000. Up to 100% small business rates relief may be available. Interested parties should make their own enquiries with the local authority for rates payable.

## Services

Mains water, drainage, gas and electricity are understood to be connected. Telephone and Internet connections are understood to be available.

The agents do not test any of the services. Interested parties should make their own enquiries as to their connection and adequacy.

## Legal Costs

A contribution will be payable towards the Landlord's legal costs.

## EPC

The property has an EPC rating of C-62.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Referencing

References will be required. The cost of £25 +VAT incurred will be payable by the applicant whether the matter should proceed to completion or not.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.



**Please note:** Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.



### Nearest Stations

- Northwich 0.1 miles



### Nearest Airports

- Manchester 16.7 miles

