

231, Middlewich Road, Northwich, Cheshire CW9 7DN



For Lease: Office/Retail Space
Ground and first floor totalling 800 sqft (74.32 sqm)
with parking for 4 cars

Situation:

The premises are located on Middlewich Road, the main route into the town centre of Northwich. 5 minutes from the A556 which connects to the M56 and M6.

Nearby occupiers include the Co Operative supermarket, Eric Johnson Electricians, Lloyds Pharmacy, Tesco and McDonalds.

Accommodation:

The premises comprises of individual offices on the ground floor, kitchen and first floor offices with WCs.

Accommodation:

Total: 74.32 m² (800 sq.ft.)

Lease Terms:

The premises is available by way of a new FRI Lease for a minimum term of 3 years.

Legal Costs:

The ingoing Tenant to be responsible for the Landlord's reasonable legal costs incurred in this transaction.

VAT:

Value Added Tax at the prevailing rate will be applied to the rental and other outgoings.

Rental:

£10,000 per annum

Rates:

Cheshire West & Chester advise that the premises are assessed for business rates as follows:-,

Rateable Value: £3,400

Uniform Business Rate 2019/2020 49.1p

Business Rates 2019/2020:

£1,669.40 payable.

EPC:

An Energy Performance Certificate – Rating D (76)

Inspection:

By arrangement with the sole Agents.

Fifield Glyn

No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

Contact:

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SUBJECT TO CONTRACT

OJB/5674/MAY2019

