A professional service for the acquisition, disposal, development, investment, management and valuation of retail and business space throughout England, Wales and Channel Islands.

Offices in London and Cheshire.

No. 1 Royal Mews Gadbrook Park Cheshire CW9 7UD Fax: 01606-351353 01606-351351 e.mail: all@fifieldglyn.com



## ON THE INSTRUCTIONS OF OSBORNE LMSW PARTNERSHIP 8/12 WINNINGTON STREET, NORTHWICH, CHESHIRE CW8 1AF



## DEVELOPMENT OPPORTUNITY FOR SALE

**Situation** The property is a 3 storey "black and white" former office building

and Description: (edged blue on plan overleaf) now derelict but located close to Town Bridge at the junction of Winnington Street and Castle Street and close to the River Weaver. The building adjoins other derelict properties and forms part of a

large site in several ownerships extending to about 2.45 acres (0.99 hectares). The building itself extends to 5,600 sf (520 sq m) on a site 0.04 acres (0.01

hectares).

**Services:** All mains services are connected including gas.

**Tenure:** The property is freehold and free from encumbrances.

**Price:** Offers over £300,000 subject to contract.

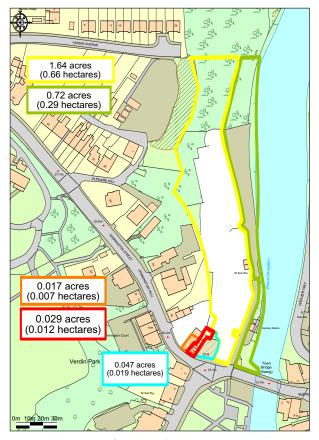
**Inspection:** Strictly by appointment through the Sole Agents:-

John G. Fifield, FRICS,

Fifield Glyn, No. 1 Royal Mews, Gadbrook Park, Cheshire CW9 7UD Tel: 01606 351351

Email: john.fifield@fifieldglyn.com

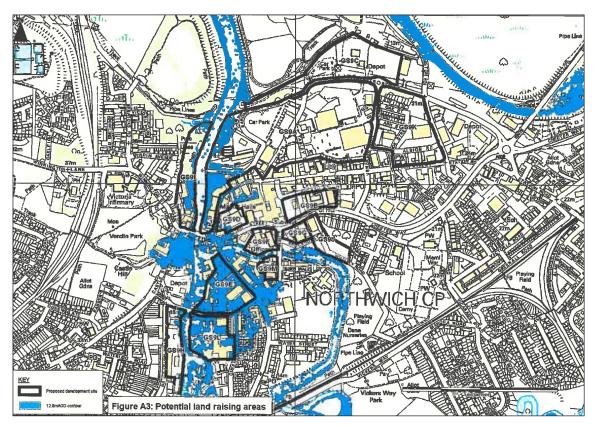
SUBJECT TO CONTRACT JGF/JRB/3808 March 2016



PROPOSED MIXED USE DEVELOPMENT - LAND AT LOCK STREET, NORTHWICH, CHESHREF CW8 1AD

**Ownership Plan** 

**Possible Scheme** 



Northwich Area Flood Risk Assessment

You should be aware that the Code of Practice on Commercial Leases In England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website **www.commercialleasecodeew.co.uk** 

Fifield Glyn Ltd., Registered Office: No. 1 Royal Mews, Gadbrook Park, Cheshire CW9 7UD, Registered in England No. 2205316

A list of Directors is available from the above address

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