

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.

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**Fifield  
Glyn**  
Chartered Surveyors

**ON THE INSTRUCTIONS OF OSBORNE LMSW PARTNERSHIP  
8/10 WINNINGTON STREET,  
NORTHWICH, CHESHIRE CW8 1AF**



**DEVELOPMENT OPPORTUNITY  
FOR SALE**

**Situation  
and Description:**

The property is a 3 storey "black and white" former office building (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:-

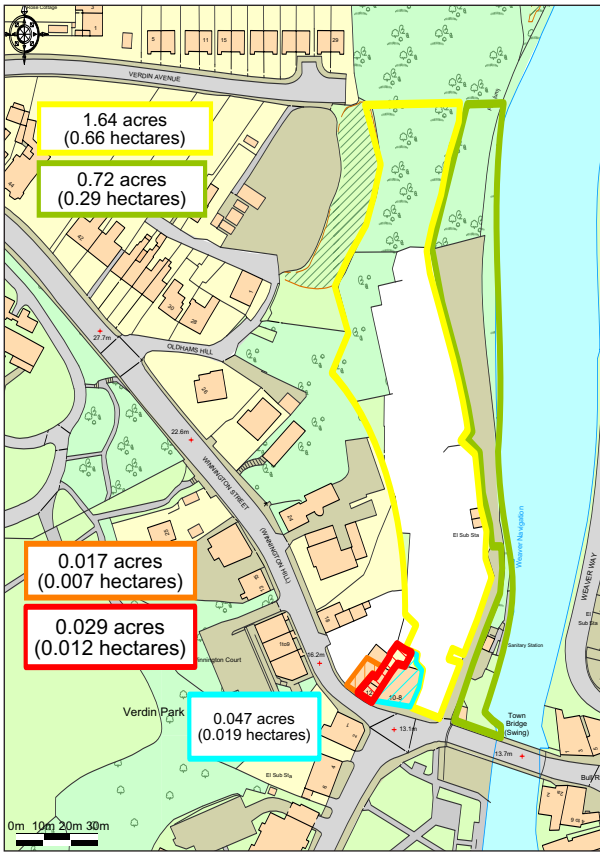
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**SUBJECT TO CONTRACT**

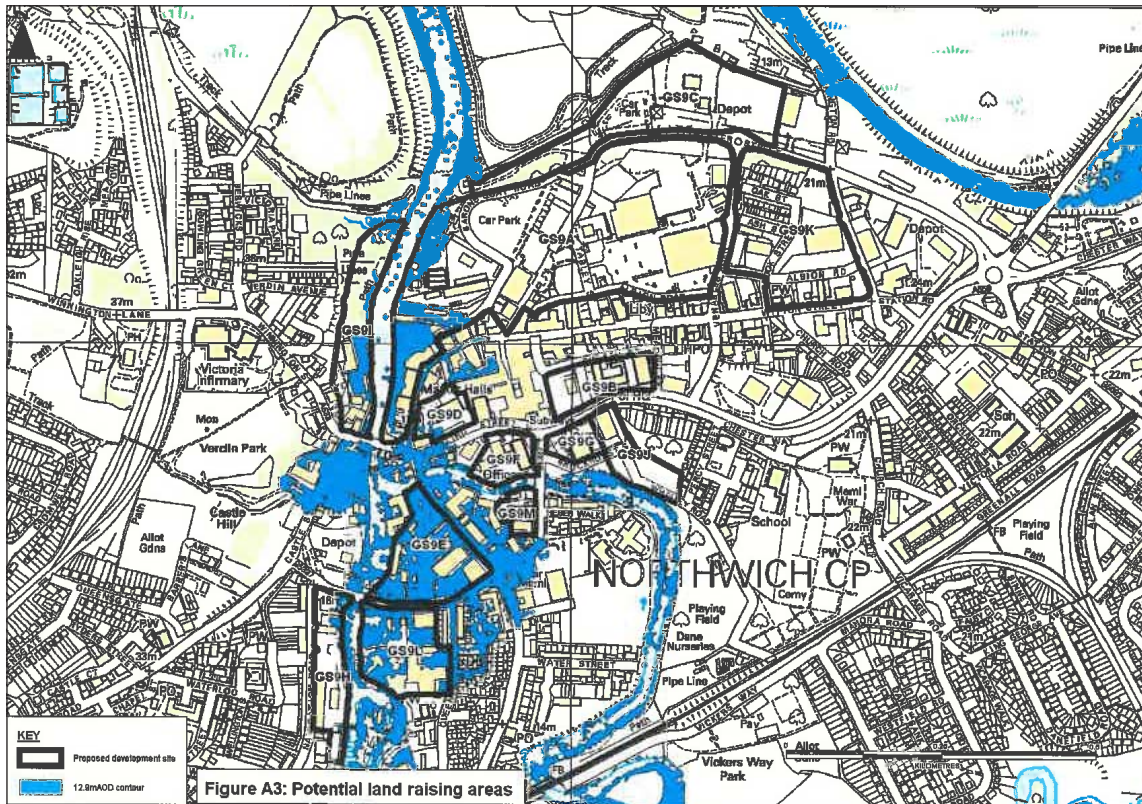
JGF/JRB/3808 August 2016



**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](http://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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