



**Tenure**

Freehold.

**Location**

Northwich, with a population of 34,000, is a Cheshire town lying at the confluence of the Rivers Weaver and Dane, 23 miles south-west of Manchester, 20 miles east of Chester and 13 miles south of Warrington.

The property is situated within the town centre on the west side of Crown Street which connects the High Street with the Weaver Square Shopping Precinct.

Occupiers close by on High Street include Vision Express, Holland & Barrett, British Heart Foundation and McDonald's amongst others.

**Description**

The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.90 m	(29' 3")
Net Frontage	8.35 m	(27' 10")
Built Depth	9.50 m	(31' 3")
Ground Floor	68.30 sq m	(735 sq ft)
First Floor	66.60 sq m	(717 sq ft)
<b>Total</b>	<b>134.90 sq m</b>	<b>(1,452 sq ft)</b>

NB. Not measured by Allsop.

**Tenancy**

The entire property is to be offered with VACANT POSSESSION on completion.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

EPC Rating 149 Band F (Copy available on website).

**Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 131 Northwich**.

**Northwich**  
**6 Crown Street**  
**Cheshire**  
**CW9 5AX**

- Freehold Vacant Shop
- Town centre location
- Situated close to the High Street and occupiers including Vision Express and McDonald's

**Vacant Possession upon Completion**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda