



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 on the north side of the pedestrianised Witton Street, which forms part of the High Street in the heart of the town centre. Immediately to the rear is the Barons Quay Development, an £80 million development, which will include a 5-screen Odeon Cinema, 20,000 sq ft Marks & Spencer, Asda Supermarket, 100,000 sq ft retail centre and 900 car parking spaces.

Occupiers close by include Carphone Warehouse, Edinburgh Woollen Mill, Dorothy Perkins, Holland & Barrett, Vision Express, Thomson Travel and McDonald's.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage accommodation to the rear, raised ground floor and additional storage to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	7.40 m	(24' 4")
Net Frontage	6.50 m	(21' 4")
Shop Depth	13.65 m	(44' 9")
Built Depth	24.50 m	(80' 5")
First Floor	88.80 sq m	(956 sq ft)

Tenancy

The entire property is at present let to GROWING HORIZONS LTD (t/a Cash Generator) for a term of 10 years from 6th May 2011 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

Northwich

7 Witton Street Cheshire CW9 5DE

- Freehold Shop Investment
- Town centre pedestrianised location
- Immediately adjacent to Barons Quay Development
- Lease expires in 2021
- Rent Review May 2016
- Current Rent Reserved

£22,000 pa

