



Tenure

Freehold.

Location

Northwich, with a population of 34,000, is a prosperous Cheshire town lying at the confluence of the Rivers Weaver and Dane, 29 miles south-west of Manchester, 18 miles east of Chester and 15 miles south of Warrington.

The property is situated on the eastern side of the pedestrianised High Street to the north of its junction with Market Street.

Occupiers close by include Specsavers, HSBC, Co-op Travel, Post Office, Barclays, Lloyds, Nationwide and McDonald's.

Description

The property is arranged on ground and one upper floor to provide a ground floor estate agents with office accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 11")
Net Frontage	4.80 m	(15' 9")
Shop Depth	10.05 m	(33')
Built Depth	14.15 m	(46' 5")
Ground Floor	55.7 sq m	(599 sq ft)
First Floor	34.7 sq m	(374 sq ft)
Total	90.4 sq m	(973 sq ft)

Tenancy

The entire property is at present let to R COULBY & N CONDUCT (t/a Coulby Conduct Estate Agents) for a term of 12 years from 8th April 2007 at a current rent of £19,500 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information

The tenants have been in occupation since April 1998.

No. of Branches: 4.

Website Address: www.coulbyconduct.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Northwich

48 High Street

Cheshire

CW9 5BE

- **Freehold Shop Investment**
- Town Centre Estate Agents Office let until 2019
- Pedestrianised position
- Prosperous Cheshire town
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved

£19,500 pa

SIX WEEK COMPLETION AVAILABLE

