



### Tenure

Freehold.

### Location

Northwich, with a population of some 34,000, is a prosperous Cheshire town situated 29 miles south-west of Manchester and 18 miles east of Chester. The town enjoys excellent communications, having easy access to the M6 at Junction 19 (6 miles via A556), and Junction 18 (10 miles via A530 and A54).

The property is well located on the north side of the pedestrianised Witton Street, within close proximity of the Weaver Square Shopping Centre.

Occupiers close by include Iceland, Superdrug (both adjacent), Boots the Chemist, Poundstretcher (opposite), Marks & Spencer, WH Smith, Clinton Cards and Dorothy Perkins, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall with office and ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Ground Floor (Sales)</b>	<b>135.35 sq m</b>	<b>(1,457 sq ft)</b>
<b>First Floor</b>	<b>93.10 sq m</b>	<b>(1,002 sq ft)</b>
<b>Second Floor</b>	<b>40.20 sq m</b>	<b>(433 sq ft)</b>
<b>Total</b>	<b>268.65 sq m</b>	<b>(2,892 sq ft)</b>

### Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 15th November 2016 at a current rent of £46,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

### Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.

Website: [www.bankofscotland.co.uk](http://www.bankofscotland.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 102 Band E (Copy available on website).

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.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 24 Northwich**.

## Northwich

### 61-63 Witton Street Cheshire CW9 5DW

- **Freehold Bank Investment**
- Comprising a total of 268.65 sq m (2,892 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Pedestrianised town centre location
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

**£46,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

