

54 – 56 HIGH STREET, NORTHWICH, CHESHIRE, CW9 5BE

LARGE GROUND & FIRST FLOOR UNIT TO LET in PRIME TOWN CENTRE LOCATION



The property is offered by way of a New 3 Year lease at a rental of £24,500 per annum. Full Repairing, Decorating and Insuring terms (see Below).

Location The Prominent Good-Sized Premises are situated in a Busy Precinct Location situated Opposite McDonalds, Specsavers, Lloyds Bank and next door to the Post Office in a Prime Central Position in Northwich, Cheshire. This is a very well-thought-of area with numerous local retailers & National Retailers also close by including Barclays Bank, Butters John Bee Estate Agents, HD Travel & Coulby Conduct Estate Agents - all serving this well-populated area, which has the benefit of parking nearby. Situated at the heart of Northwich in this busy pedestrianised precinct, the property offers an attractive Ground Floor



Shop ideal for a variety of Retail or Service uses, whilst to the first floor there are a number of office rooms together with W,C. & Kitchen facilities. This is a Large Unit with an impressive frontage and recessed entrance. This is one of the most prominently situated retail premises in the Town. It is well presented and available for immediate reoccupation at this sensible asking rental.

There is a Walk-Through Video available at <https://youtu.be/7Q7Jb6dBCZ4>

Full Details are as follows: -

LARGE RETAIL SALES SHOP with 'Dor-O-Matic' Electric Assisted Door Opening Device **FRONT RETAIL AREA** 27' X 21'6 with Display Window To Front Windows to Front, Mat-well, Good Quality Laminate Flooring, Illuminated Suspended Ceiling, Air Conditioning, Double Bowl Single Drainer Stainless Steel Sink Unit with 'Hyco' Water Heater.

REAR SHOP AREA 20'3 X 19'6 maximum with Laminate Flooring, Illuminated Suspended Ceiling, Air Conditioning, Understairs Cupboard.

Central Built in Cupboard, **W.C. (Low Suite)** with Wash Basin, 'Triton' Water Heater,

REAR ROOM 12'9 X 19'6 with Air Conditioning, Laminate Flooring, Illuminated Suspended Ceiling, Door to Rear.

SEPARATE W.C. (Low Suite) with Wash basin having Water Heater, Illuminated Suspended Ceiling, Vinyl Flooring, Fitted Cupboard.

A Turned Staircase Leads to **FIRST FLOOR LANDING** with Electric Wall Heater,

FRONT ROOM 1 15 X 7'6 with laminate Flooring, Air Conditioning, Illuminated Suspended Ceiling.

FRONT ROOM 2 9'3 X 14'4 Maximum with Carpet Flooring, Air Conditioning, Illuminated Suspended Ceiling.

ROOM 3 14'9 X 8'6 with Laminate Flooring , Air Conditioning, Illuminated Suspended Ceiling.

W.C. (Low Suite) with Wash Basin set into Vanitory Unit, Illuminated Suspended Ceiling, Laminate Flooring.

KITCHEN 12' X 9' Laminate Flooring, a Range of Base & Wall Cupboard Units, Inset Single Drainer Stainless Steel Sink Unit, Dishwasher, Tiled Surround.

PLANT ROOM 1 11'6 X 9'6

REAR W.C. (Low Suite) with Laminate Flooring, Strip Light, Electric Wall Heater.

REAR CAR PARKING/SERVICE AREA

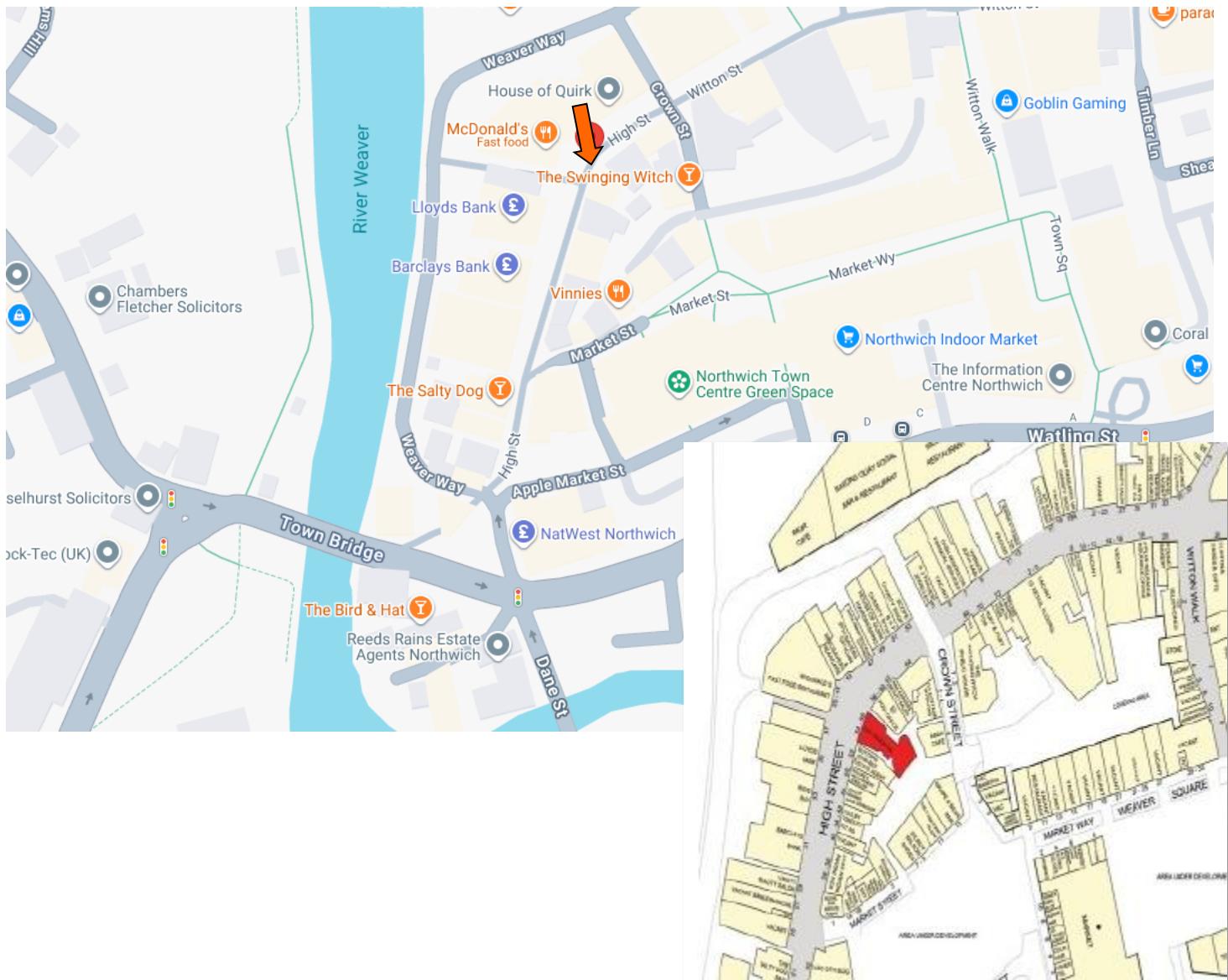
Rateable Value of £24,750



Total Square Footage 1,906 Sq. Ft.

Location Map





The Lease Terms

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £24,500.00 per annum

Rent Deposit: £3,000. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal repairs, decoration, windows.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT