

NORTHWICH

54-56 High Street, CW9 5BP

FREEHOLD FOR SALE

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The property occupies a prominent location on pedestrianised High Street adjacent to the **Post Office** and opposite **McDonalds**. Other nearby occupiers include **Specsavers, Barclays and Holland & Barrett**.

The premises comprise a two storey building with ground floor sales area together with rear office and ancillary accommodation. There is a side staircase providing access to the first floor area, which is split level and subdivided into office, kitchen and WC's.

The property benefits from two parking spaces within the yard to the back of the property (which connects to Crown Street) accessed via the rear of the ground floor ancillary area.

Tenure

The premises are available on a freehold basis. **Offers are invited over £200,000.**

Virtual Tour

<https://youtu.be/avbvML9izc4>

Accommodation

The premises comprise the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,183	110
First Floor	741	68

Business Rates

We have been verbally informed by the Local Authority that the property has been assessed for rating purposes as follows:

Rateable Value (2017) £27,500

The firm gives no warranty that these values are accurate and interested parties are advised to verify these figures with the local charging authority.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction

SUBJECT TO CONTRACT

EPC

A copy is available upon request.



All Enquiries

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June 2022. Subject to Contract.

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