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**Fifield  
Glyn**  
Chartered Surveyors



**FOR SALE**

## **2 - 6 Witton Street, Northwich, Cheshire, CW9 5BE**

**£ 950,000**

**16,100 Sq Ft (1,495.69 Sq M)**

✓ Prime Trading Position

✓ Potential to Sub-divide

✓ Freehold Property

## Situation

The property is located in a prime trading position in the centre of Northwich as can be seen on the attached Experian plan. Other well known retailers nearby include Boots, Clintons, Pound Bakery, McDonalds, Specsavers, Post Office etc.

## Description

The premises are 3 storey constructed of the traditional "black and white" frontage with a rear extension. There is considerable potential to sub-divide the ground floor for retail and to convert the upper floors to residential.

## Accommodation

Area	Sq M	Sq Ft
Ground Floor	615	6,620
First Floor	564.46	6,076
Second Floor	316.23	3,404
TOTAL	1,495.69	16,100

## Rateable Value

£100,000 This includes No. 10 Witton Street

The property will need to be reassessed altogether

## Price

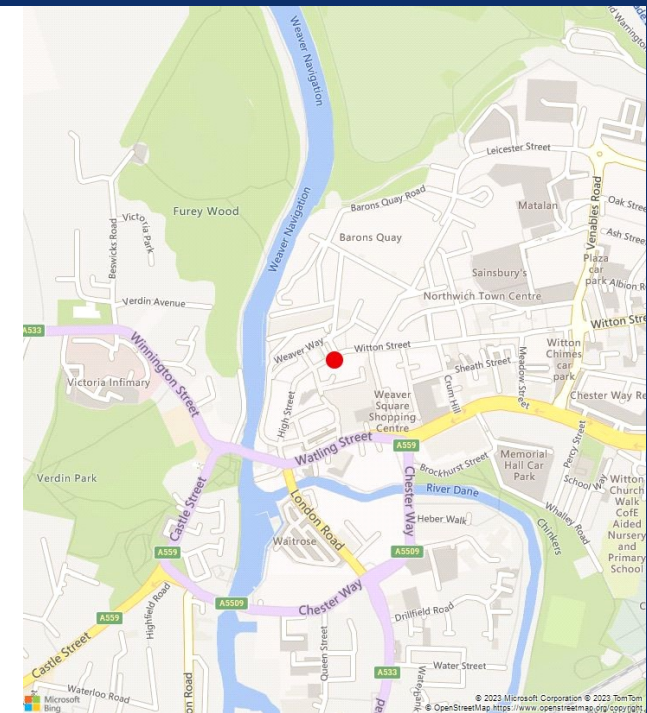
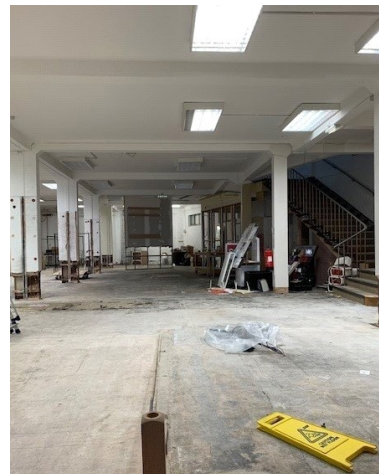
Offers around £950,000

## VAT

We understand the property has been elected for VAT.

## Legal Costs

Each party is to be responsible for payment of their own legal costs.



## Inspection

Faye Pattenden

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## Surveyor

Richard Smith

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# Fifield Glyn

We're here to help, please contact us via the details below



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