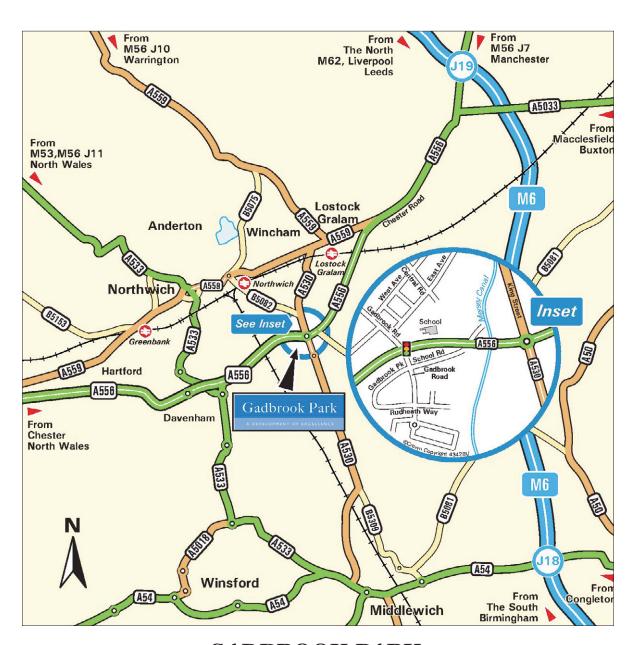


Secure Open Storage Land (Approx 1.68 acres) Former 156 space car park 5 minutes Drive to Junction 19, M6 Motorway



GADBROOK PARK, NR. NORTHWICH, CHESHIRE CW9 7UE









www.fifieldglyn.com



Situation:

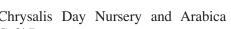
The land is located on Gadbrook Park, just off A556 dual carriageway (Chester – Manchester), about 5 minutes drive from Junction 19 of Motorway M6 and 20 minutes from Manchester Airport. There is a traffic controlled junction with Gadbrook Road and A556.

Other occupiers on Gadbrook Park include The Hut Group, Weaver Vale Housing Association, Roberts Bakery,

Chrysalis Day Nursery and Arabica Café Bar.

Description:

The land is tarmacked and lined out for 156 car spaces with controlled access. There is room for an additional 95 spaces, if required. Total 251 car spaces. However, this land is ideal for secure open storage.





5 year FRI Lease at £150,000 pa.

Value Added Tax will be applied to the rental and other outgoings.

Rateable Value: £49,300 2022/2023 51.2p

Legal Costs:

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



Inspection:

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Surveyor:

John G. Fifield FRICS John.fifield@fifieldglyn.com Mobile: 07970 723 522

SUBJECT TO LEASE JGF/VGM/OCT2024







