

Offices/Salon/Clinic with Car Parking

1,707 sq ft (158.6m²)



**59-63 Station Road, Northwich,
Cheshire CW9 5LT**

Situation:

The premises are situated on Station Road near to the Hadfield Street public car park, close to the Station Road roundabout and Northwich Railway Station in Northwich Town Centre. Northwich is positioned mid-way between Chester (20 miles) and Manchester (25 miles) with Junction 19 of the M6 and Junction 10 of the M56 both within 10 miles.

Description:

The property comprises a self contained 2 storey office building with 3 offices together with kitchen and WC facilities on the ground floor whilst the first floor has 3 offices and a larger office/boardroom. The property has gas fired central heating and benefits from a rear car park (6 spaces) and the Hadfield Street public car park is situated nearby.

Area:

1,707 sq ft (158.6m²)

Initial Rental:

£17,000 pa



Lease:

The offices are available by way of a new Full Repairing and Insuring Lease for a term to be agreed

Rating Assessment:

RV £12,100

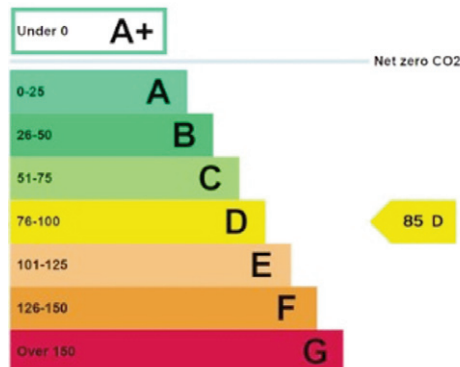
UBR 2024/25 £0.49

EPC:

The property has an EPC Rating of D

Legal Costs:

Each party to pay their own but prospective Tenant to underwrite Landlord's legal costs up to £1,000 if they withdraw once Solicitors are instructed



Inspection:

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**SUBJECT TO CONTRACT JGF/
JRB/AUGUST2024**

