

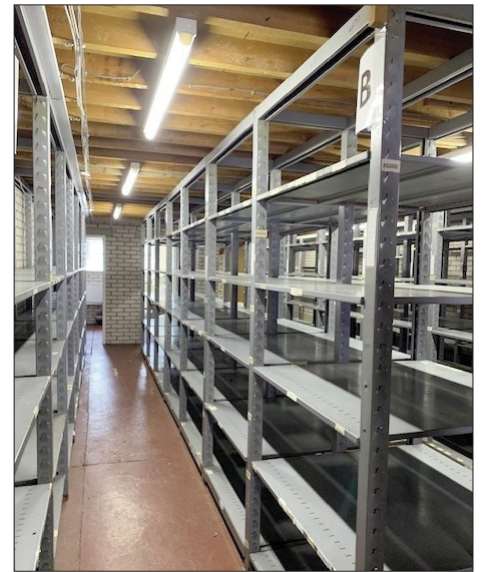
FREEHOLD WAREHOUSE Northwich Town Centre



**Unit 8, Block 2, Riverside Trading Estate,
Navigation Road, Northwich CW8 1BE
FOR SALE**

Location:

The premises are located in a modern, purpose built industrial estate between Navigation Road and the north bank of River Weaver, approximately ½ mile west of Northwich town centre, just off the one way inner ring road. Opposite the premises is a predominantly residential area.



Description:

The premises are steel framed, clad with profile coated metal sheeting with power floated ground floor and a timber mezzanine floor.



Accommodation:

| | |
|-----------------|---------------------|
| Ground Floor | 1,062 sf |
| Mezzanine | 866 sf |
| Total: | 1,928 sf |
| Outside: | 4 car spaces |

Services:

Water, electricity and drainage are connected to the premises.

Rateable Value:

| | |
|------------------|--------------|
| £9,000 | |
| UBR 24/25 | 54.6p |

EPC:

Available on request

Tenure:

Freehold

Price:

Offers over £175,000

Legal Costs:

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

Inspection:

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Surveyor:

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SUBJECT TO LEASE

JGF/JRB/JAN2025

