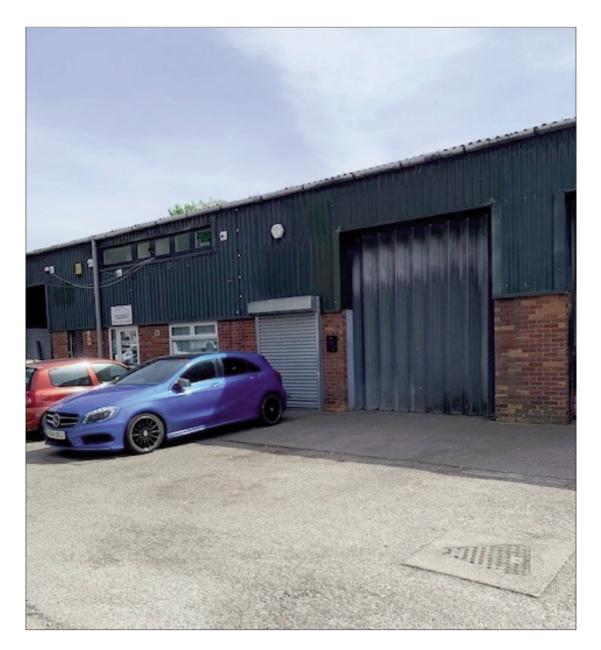
Agency Asset Management Building Services Dispute Resolution Leasehold Enfranchisement Property Management Valuations London, Manchester & Cheshire



# FREEHOLD WAREHOUSE Northwich Town Centre



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

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#### Location:

The premises are located in a modern, purpose built industrial estate between Navigation Road and the north bank of River Weaver, approximately 1/2 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:**

Lucy Warriner Lucy.warriner@fifieldglyn.com Mobile: 07903 092 763

### Surveyor:

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

SUBJECT TO LEASE JGF/JRB/JAN2025







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