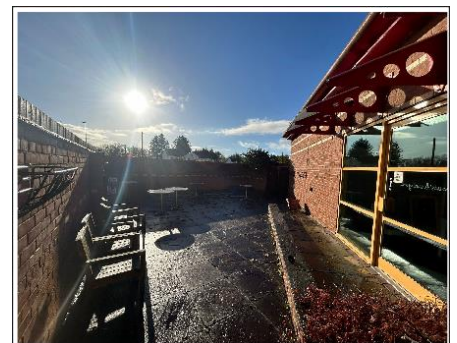


**Unit 1 Gadbrook Mews, Gadbrook
Park,
Northwich, Cheshire CW9 7UW**



**Café Bar Premises For
Lease
1,648 sq ft (153.1m²)
Outside Seating Areas On
Site Parking**



Location:

Nestled in the heart of Cheshire, Gadbrook Park offers 85 acres of landscaped business park. Occupiers include; The Hut Group, Roberts Bakery, Weaver Vale Housing Trust and many others. The 75 businesses employ over 5,000 people. The park provides high quality office space, a relaxed environment and thriving business community.

The 85 acre business park fronts the A556 (Manchester – Chester) dual carriageway giving direct access to Junctions 18 and 19 of the M6 (5 minutes’ drive) and a drive time of 20 minutes to both Manchester Airport and Crewe Station, with a direct main line service to London Euston (1.5 hours).

Situation:

Unit 1 Gadbrook Mews adjoins Tanning Republic Salon at the junction of Gadbrook Way and Gadbrook Road

Description:

The café bar unit comprises an open plan area with WC facilities with access from front and rear plus an outside seating area.

Accommodation:

GIA 1,648 sf (153.1m²)
 Outside seating area

Joint use with Tan Republic of adjacent 20 space car park.

Lease Terms:

The premises are available by way of a 10 year FRI Lease with a 5 year Rent Review geared to RPI

Rental:

£30,000 pa

Rating Assessments:

Rateable Value £18,250

Rate in the £ 2024/25 .49p

Inspection:

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SUBJECT TO LEASE JGF/VGM/JAN2025

