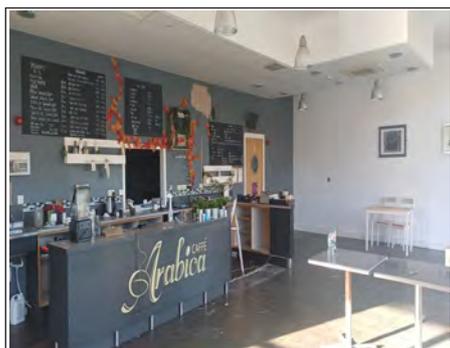


**Unit 1 Gadbrook Mews,  
Gadbrook Park,  
Northwich, Cheshire CW9 7LP**



**Café Bar Premises  
For Lease  
1,648 sq ft (153.1m<sup>2</sup>)  
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 (153.1m<sup>2</sup>)  
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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**Surveyor:**

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**SUBJECT TO LEASE JGF/VGM/JAN2025**

