

ON THE INSTRUCTIONS OF
WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

12 MARKET WAY

PRIME SHOP TO LET



Weaver Square Shopping Centre

Management Suite, Weaver House
35 – 37 Market Way
Northwich, Cheshire, CW9 5AY
Tel / Fax: 01606 331763
Mobile: 07966 213844

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LOCATION

The premises occupy a prime trading location being adjacent to **Chatwin's bakers**. Nearby multiple retailers include **Thorntons, Bon Marche, Claires, Card Factory, Orange, LaSenza, Hair Cuttery** and the highly successful **Indoor Market**.

ACCOMMODATION

The premises are arranged ground and first floors with the following approximate areas and dimensions:-

Gross frontage	17'3"	5.25 m
Internal width	16'10"	5.13 m
Shop depth	45'9"	13.94 m
Ground floor sales	711 sq ft	66.05 sq m
First floor ancillary	194 sq ft	18.02 sq m

NB: The property benefits from excellent rear servicing via Watling Street

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed. Rent available on request.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value:	£25,250
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£12,246.25

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire West and Chester Council (☎ 0300 123 7023).

SERVICE CHARGE

We have been verbally advised by our client that the unit attracts a service charge of **1.62%** of the total service charge for the entire scheme. Further details are available upon request



PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-

Paul Bosman of Weaver Square Investments Ltd
☎ 01606 331763
E-mail: paulbosman@weaversquare.co.uk

SUBJECT TO CONTRACT

WSI / PTB / 2010

