

ON THE INSTRUCTIONS OF
WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

14 MARKET WAY

PROMINENT SHOP TO LET

LOCATION

The premises occupy a prime trading location, with nearby multiple retailers including **Thorntons, Chatwins, Hair Cuttery, LaSenza, Orange, Card Factory, Claire's Accessories, Bon Marché** and the highly successful **Indoor Market**.

ACCOMMODATION

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

Gross Frontage	17' 0"	(5.18 m)
Internal Width	16' 9"	(5.10 m)
Shop Depth	45' 4"	(13.80 m)
Ground Floor Sales	735 sq. ft.	(68.28 sq. m.)
First Floor Ancillary	224 sq. ft.	(20.80 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 15 year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews. Rent available on request.

ASSESSMENTS

We have been verbally informed by the local authority that the premises have been assessed for rates as follows:

Rateable Value	£25,000
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£12,125

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.



Weaver Square Shopping Centre

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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, outgoing 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

