

ON THE INSTRUCTIONS OF
WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

18-20 MARKET WAY

PRIME SHOP TO LET FOLLOWING REFURBISHMENT



Weaver Square Shopping Centre

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

E-Mail: paulbosman@weaversquare.co.uk

LOCATION

The premises occupy a prime trading location, being adjacent to **Thorntons**. Nearby multiple retailers include, **Bon Marché, Claire's Accessories, La Senza, Card Factory, Orange, Hair Cuttery, Chatwins Bakers, Greggs** and **O2**.

ACCOMMODATION

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

Gross Frontage	27' 3"	(8.31 m)
Internal Width	26' 3"	(8.00 m)
Shop Depth	45' 4"	(13.82 m)
Ground Floor Sales	1,150 sq. ft.	(106.84 sq. m.)
First Floor Ancillary	266 sq. ft.	(24.71 sq. m.)

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

LEASE

The property is to be made available 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.

TIMING

The unit will be available to receive tenant's shop fitting from **August 2006**.

ASSESSMENTS

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

Rateable Value	£40,750
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£19,763

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 combined units will attract a service charge of **2.76%** 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

