

ON THE INSTRUCTIONS OF:

WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

2-6 TOWN SQUARE

**SUBSTANTIAL PRIME
SHOP UNIT TO LET
FOLLOWING AMALGAMATION**



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 property occupies a prominent trading location within Town Square with nearby multiple retailers including **Oxfam, Argos, O2, BetFred, Greggs, Quality Save, Greenwoods, Bon Marche, Claires, Card Factory** and **Thorntons**.

ACCOMMODATION

Following amalgamation, the premises will be arranged on ground and first floors, with the following approximate areas and dimensions: -

Window frontage (Town Square)	82'0"	25.0 m
Ground floor sales	4,500 sq ft	418.05 sq m
First floor ancillary	2,000 sq ft	185.8 sq m

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

LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£100,000** (one hundred thousand pounds) p.a.x.

ASSESSMENTS

Following amalgamation, the property will be reassessed by the Local Authority. Interested parties 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 amalgamated unit will attract a service charge of 9.55 % of the total service charge for the entire scheme. Further details are available on 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

