

ON THE INSTRUCTIONS OF

WEAVER SQUARE INVESTMENTS
LIMITED

NORTHWICH

27 MARKET WAY

PRIME SHOP TO LET



Weaver Square Shopping Centre

Management Suite, Weaver House
35 – 37 Market Way

Northwich, Cheshire, CW9 5AY

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LOCATION

The property occupies a prime trading location being adjacent to **Bon Marche**. Nearby multiple retailers include **Thorntons, Chatwins, La Senza, Orange, Card Factory, Claires, Greggs, BetFred, O2** and **Argos**.

ACCOMMODATION

The property is arranged on ground and basement floors with the following approximate areas and dimensions:-

Gross frontage	17'10"	5.44 m
Net frontage	16'1"	4.90 m
Internal width	16'6"	5.02 m
Shop depth	49'2"	14.98 m
Ground floor sales	763 sq ft	70.88 sq m
Basement ancillary	401 sq ft	37.25 sq m

NB – the property benefits from excellent rear servicing via Crown 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. Rent available on request.

ASSESSMENTS

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

Rateable Value:	£26,250
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£12,731.25

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

WSI / PTB / 2010



SERVICE CHARGE

We have been verbally advised by our client that the unit attracts a service charge of **1.88%** 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, 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

WEAVER SQUARE

