

ON THE INSTRUCTIONS OF
WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

29/33 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 premises occupy a prime corner trading location at the junctions of Market Way, Town Square and Witton Walk. Nearby multiple retailers include **Bon Marche, Claires, Card Factory, Orange, La Senza Quality Save, Argos, O2, BetFred, Greggs, Greenwoods** and **Clintons**.

ACCOMMODATION

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

| | | |
|-----------------------------|-------------|-------------|
| Gross frontage (Market Way) | 63'10" | 19.46 m |
| Net frontage (Market Way) | 62'4" | 18.98 m |
| Internal width | 62'4" | 18.98 m |
| Shop depth | 31'6" | 9.60 m |
| Ground floor sales | 2,252 sq ft | 209.21 sq m |
| Basement ancillary | 1,648 sq ft | 153.09 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: | £73,000 |
| UBR 2009/2010 | 48.5p |
| Rates Payable 2009/2010 | £35,405 |

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 **7.18%** 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

