

ON THE INSTRUCTIONS OF:

WEAVER SQUARE INVESTMENTS LIMITED

NORTHWICH

2 WITTON WALK

**PRIME
SHOP UNIT TO LET**

LOCATION

The premises occupy a prime corner trading location being directly opposite Clintons within the main entrance to Weaver Square Shopping Centre. Nearby multiple retailers include **Greenwoods, Max Spielmann, Greggs, BetFred, O2, Argos, Hampsons, WH Smith and Boots.**

ACCOMMODATION

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

Gross frontage	55'11"	17.04 m
Internal width	54'11"	16.73 m
Shop depth	22'2"	6.75 m
Ground floor sales	1,130 sq ft	104.97 sq m
Basement ancillary	222 sq ft	20.62 sq m
First floor ancillary	969 sq ft	90.02 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, subject to periodic upward only rent reviews, at a commencing rental of **£55,000** (fifty five thousand pounds) p.a.x.

ASSESSMENTS

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

Rateable Value	£48,250
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£23,401

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



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, 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

