

ON THE INSTRUCTIONS OF :

WEAVER SQUARE INVESTMENTS LIMITED



NORTHWICH

5 THE ARCADE

PROMINENT SHOP TO LET

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 Unit occupies a prominent trading location, being adjacent to **Corals**. Nearby multiple retailers include **Oxfam, Argos, O2, BetFred** and **Greggs**.

ACCOMMODATION

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

Gross frontage	17'10"	5.44m
Internal width	16'10"	5.13m
Shop depth	46'0"	14.02m
Ground floor sales	749 sq ft	69.58 sq m
First floor ancillary	227 sq ft	21.08 sq m

NB: The property benefits from excellent rear servicing facilities via Timber Lane.

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 **£23,500** (twenty three thousand five hundred pounds) p.a.x.

ASSESSMENTS

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

Rateable Value	£12,500
UBR 2009/2010	48.5p
Rates Payable 2009/2010	£6,062.50

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 unit attracts a service charge of **1.67%** 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

