

15 – 17 High Street, Northwich CW9 5BY.

To Let / May Sell

Former Restaurant & Bar Premises

Suitable for variety of uses

4,142 SQ FT



**Williams
Sillitoe**

LOCATION

Northwich is a market town situated approximately 19 miles east of Chester and 25 miles southwest of Manchester.

The town has excellent communication links with the A556 dual carriageway for easy access to junction 19 of the M6 (8 miles). The town also benefits from having 2 railway stations.

The property is situated on the High Street in the centre of Northwich and is located close to Barclays Bank, Nat West Bank, McDonalds, Specsavers and numerous cafes and eateries. Ample parking is available in the immediate vicinity of the property including at Waitrose & Watling Street Car Park.

Other occupiers in the town include, Wildwood Restaurant, Odeon, River Island, H&M, Edinburgh Woollen Mill and Costa Coffee to name a few.

DESCRIPTION

The semi-detached property comprises a double fronted retail unit. Internally the former hospitality venue provides dining areas over two floors with a fully fitted kitchen and bar on the ground floor. WC's are located on the ground floor with a basement and attic providing ample storage space. Externally to the rear there is a large seating area overlooking the River Weaver.

Whilst currently presented as a fully fitted hospitality premises, other uses would be considered, subject to obtaining the necessary planning consent.

AREA

- Ground floor sales area of 2,247 Sq Ft
- First floor: 1,355 Sq Ft
- Attic (Office): 250 Sq Ft
- Basement: 290 Sq Ft
- **Total: 4,142 Sq Ft**



TENURE

The property is understood to be Freehold. Title No: CH17860

RENTAL

£45,000 per annum

PRICE

£495,000

VAT

VAT is payable on the transaction

LEASE

The property is available by way of a new lease incorporating rent reviews at appropriate intervals.

BUILDING INSURANCE

The landlord will insure the building and charge the annual premium back to an ingoing tenant. Premium TBC.

RATES

Ground floor rateable value is £32,250.

SERVICES

It is understood all main services are made up and connected to the property.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs in respect of the transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Energy Performance Certificate
Non-Domestic Building



15-17, High Street
NORTHWICH
CW9 5BY

Certificate Reference Number:
0710-3910-0395-7070-1030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 272
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 174.39

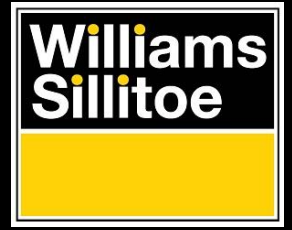
Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Category
28	If newly built
82	If typical of the existing stock

VIEWINGS

Strictly by appointment with Williams
Sillitoe on 01625 800066 / 01565
260000 or contact Simon Gardner at
sg@willsill.co.uk



Important Notice

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