



## Unit 2 Witton Walks, Weaver Square Shopping Centre, Northwich

- **Let until September 2023**
- **Will produce £31,000pa**
- **Effective FRI lease**
- **Let to Mid Communications Limited (O2 franchisee)**

### CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

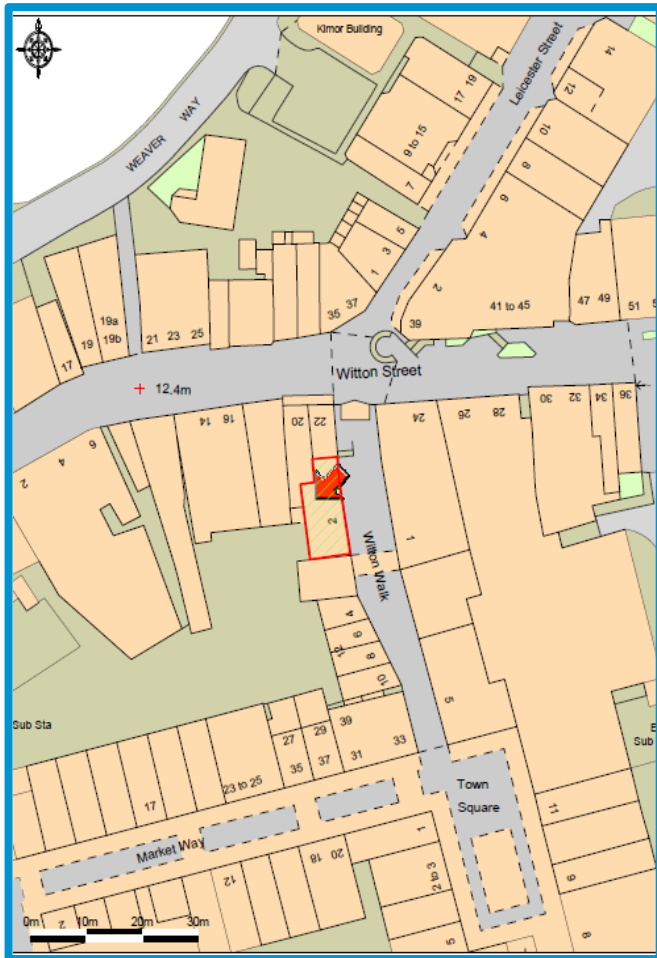
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## Unit 2 Witton Walk, Weaver Square Shopping Centre, Northwich



### RATEABLE VALUE

We are informed that the rateable value is £44,500 listed as a shop and premises. The UBR for 2013/2014 is 48.2p in the pound.

### FLOOR AREA

The shop extends to approximately 184.6 sqm (1,987sqft).

### PRICE

Offers invited.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### EPC RATING

The property has an EPC rating of D, certificate can be made available on request.

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### VAT

All prices are quoted exclusive of VAT which may be applicable.

### TENURE

The premises are available freehold, subject to an occupational lease to Mid Communications Limited (CO Number 5675885).

Date of publication: October 2014

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### LOCATION

The property is located on Witton Walks in the heart of Northwich town centre. Northwich lies approximately 19 miles to the south west of Manchester and 11 miles north of Crewe.

### DESCRIPTION

The property forms part of the Weaver Square Shopping Centre, which is an open air shopping centre. The unit is of frame construction with brick elevations beneath a pitched roof.

Internally the property has been refurbished by the tenant under a licence to alter.

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