

Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Investment

78 Witton Street, Northwich, Cheshire, CW9 5AE



Description

The premises comprise a two storey commercial retail unit currently let to a Hairdresser on a six year full repairing and insuring lease from 25th October 2019 at an annual rental of £6,800 per annum. There is a rent review at the end of the third year.

Location

The property is located in Northwich town centre opposite Brunner Court and Public Library, in a well established trading location.

0151 647 9272

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Sale Price

£90,000

Tenure

FREEHOLD

Accommodation

| | | |
|--------------------|---------------------|--------------------|
| Ground Floor Sales | 32.70m ² | 352ft ² |
| First Floor Salon | 26.29m ² | 283ft ² |

Basement and WC facilities

Rating Assessment

| | |
|--|--------|
| Rateable Value | £7,600 |
| Small business rate relief will apply. | |

Legal Costs

Each party will bear their own legal costs

Other Info

Gross initial yield 7.55%

VAT Statement

All prices and rents quoted are exclusive of vat if applicable

Strictly by arrangement with the sole agents.



Sean Seery

Residential / Commercial Management

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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