

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

7+9 Southway, Middlewich CW10 9BL



## Description

The property comprises a double fronted retail unit with ancillary space to the first floor. The premises has previously traded as a hairdressers for many years, and would be suited to be used for the same use, however the property can be used for a variety of purposes subject to the correct planning.

## Location

The property is located on Southway in Middlewich, which acts as a thoroughfare between Home Bargains which provides free parking and the main high street. The premises benefits from high amounts of footfall, with nearby traders including Home Bargains, Tesco and Nationwide.

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## Rental Price

£14,000 per annum

## Accommodation

|                     |                     |                       |
|---------------------|---------------------|-----------------------|
| Ground Floor Retail | 58.24m <sup>2</sup> | 626.69ft <sup>2</sup> |
| First Floor         | 23.36m <sup>2</sup> | 251.45ft <sup>2</sup> |

W.C + Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

## Tenure

By way of a brand new FRI lease, the length of which is negotiable.

## Rating Assessment

|                     |         |
|---------------------|---------|
| Rateable Value 2025 | £10,500 |
|---------------------|---------|

## Other Info

Outgoing tenants business for sale, for more information please contact [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

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Strictly by appointment with sole agent, contact;



**Jamie Robertson**

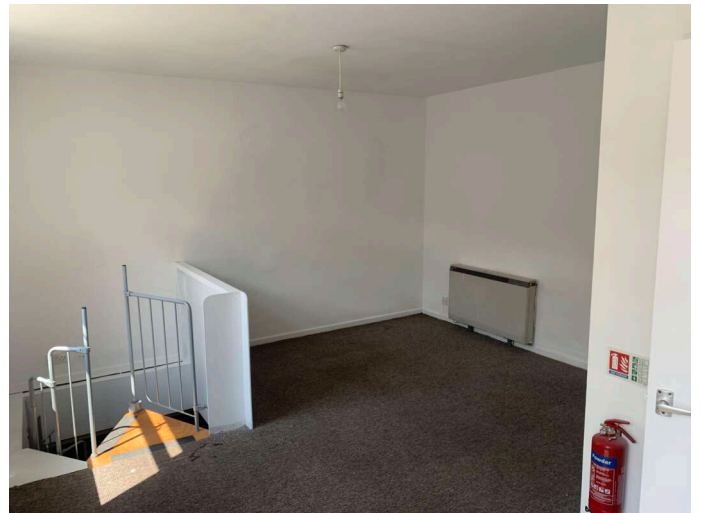
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