

**Unit 3, Block 3, Riverside Trading Estate, Northwich, CW8 1BE****Quality Business Unit****Summary**

Tenure	To Let
Available Size	2,063 sq ft / 191.66 sq m
Rent	£12,000 per annum
Rates Payable	£5,494.50 per annum
Rateable Value	£9,900
EPC Rating	E

Key Points

- Open Plan Interior
- Good Quality Mezzanine
- Roller Shutter Loading to Front
- Established Trading Estate
- Road Prominence
- Freshly Refurbished

Location

The property is situated along Navigation Road, which runs parallel with the River Weaver to the south west of Northwich Town Centre.

Navigation Road links directly with the Town Centre ring road (A533), which gives access to the regional main road network.

Surrounding property is a mixture of commercial and residential.

Description

We are delighted to offer for lease a mid-terrace business unit, which is set back and visible from Navigation Road.

Internally the accommodation comprises a large open plan ground floor with loading and personnel doors. To the rear of the unit is a first floor office and a large span mezzanine floor.

The unit would suit a variety of commercial trades, with an opportunity for trade and showroom in this established commercial location.

Wc facilities are provided.

3 car parking spaces are available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,105	Available
1st	269	Available
Mezzanine - Mezzanine	689	Available
Total	2,063	

Rates

Rateable Value: £9,900.

Rates Payable: £5494.5.

Rental

£12,000 per annum plus VAT.

Service Charge

£500 per annum plus VAT.

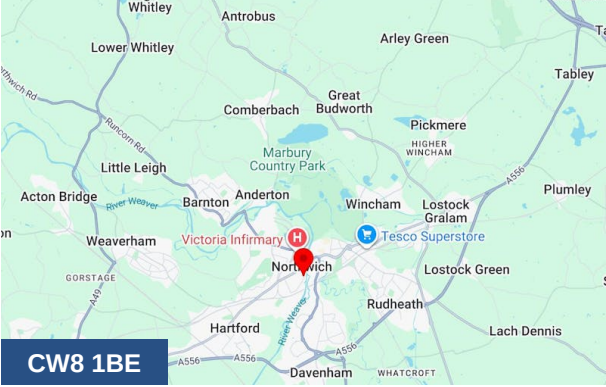
Buildings insurance £600 per annum plus VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring lease for a minimum 3 year term, incorporating periodic upward only rent reviews.



Viewing & Further Information



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