



130a Witton Street

Northwich, CW9 5NP

£7,500 Per Annum



578.00 sq ft

A well maintained suite of offices located on the first and second floor with its own access, kitchen and toilet facilities. There is a public pay and display carpark a short distance down the road as well as 'short stay' roadside parking. The property benefits from 3 individual offices, kitchen, w.c and store room. Local amenities include Pets at Home, B&M, Lidl, Public House and local cafe.



Location

Witton Street is accessed off Chester Way A559 which gives access to A556 leading to M6 J19 or in another direction A533 leading to Winsford with access to Middlewich and Sandbach.

Accommodation

First Floor

Kitchen : 90 sq ft (8.34 sq m)

Front Office : 104 sq ft (9.65 sq m)

W.C.

Main Office : 160 sq ft (14.87 sq m)

Second Floor

Office : 149 sq ft (13.87 sq m)

Store room : 75 sq ft (7.01 sq m) to eaves

Total : 578 sq ft (53.74 sq m)

Services

All mains services are available subject to any reconnection which may be necessary. There is no gas supply to the premises. Electric and Water are on their own separate supply and meters.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2023/24 is £3,700. The standard non-domestic business rates multiplier is 51.2p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on new terms to be agreed with a minimum term of 3 year lease.

Rent

A stepped rent is available at Year 1 - £7,500, Years 2 & 3 - £10,000 pa.

EPC

Energy Performance Certificate number and rating is 82 D

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ

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