TO LET
Retail Units
Units 1 & 2 Chester Way Retail Park
Northwich CW9 5JT

Retail warehouse units
Available on a new lease
Potential to combine the two units
On site customer parking
Other uses will be considered subject to planning
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Location
Northwich is a town in the county of Cheshire and has an approximate population of 19,924 residents. The site is located approximately 10 miles south east of Warrington and approximately 25 miles south west of Manchester.

The subject property is located on Chester Way Retail Park, approximately 0.5 miles to the west of Northwich Railway Station.

The existing tenants currently in occupation are Lidl Food Stores, Pets at Home and B&M Home store.

The site has good vehicular access from Chester Way (A559), a busy arterial route leading from Manchester Road from the east. The retail park is also accessible from Winnington Lane (A533) from the west.

There are a number of national operators trading in the town centre including New Look, Dorothy Perkins, Boots, The Edinburgh Woollen Mill, Iceland, Carphone Warehouse, Costa Coffee and Holland & Barrett. The newly opened Barons Quay Shopping Centre has attracted a number of national multiple retail and leisure operators such as Marks & Spencer, ASDA, Wildwood, Costa Coffee and Odeon Cinemas since its opening.

Description
The premises comprise dual retail warehouse units available either individually or as a combined unit. The units have brick facia elevation fronting the car park, with full height twin picture windows and showroom frontages.

Access to the units is shared with the adjoining retailers and there are 50 demised car parking spaces at the front of the premises.

Unit 1 is arranged with a ground floor retail sales area, rear warehouse and staff area.

There is stairway access leading to first floor ancillary offices.

Unit 2 is open plan ground floor retail warehouse accommodation with rear access to a mezzanine comprising storage and ancillary office facilities.

Accommodation
The properties comprise the following approximate floor areas:

<table>
<thead>
<tr>
<th>Unit 1</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor sales</td>
<td>407.12</td>
<td>4,381</td>
</tr>
<tr>
<td>Ground floor warehouse</td>
<td>127.31</td>
<td>1,370</td>
</tr>
<tr>
<td>First floor mezzanine storage/staff area</td>
<td>116.07</td>
<td>1,249</td>
</tr>
<tr>
<td>Total</td>
<td>650.50</td>
<td>7,001</td>
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</table>

<table>
<thead>
<tr>
<th>Unit 2</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor sales</td>
<td>625.98</td>
<td>6,736</td>
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<tr>
<td>Ground floor warehouse</td>
<td>64.08</td>
<td>689</td>
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<tr>
<td>First floor mezzanine office</td>
<td>42.19</td>
<td>454</td>
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<tr>
<td>Total</td>
<td>732.10</td>
<td>7,878</td>
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</table>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure
Leasehold.
Rent
Unit 1—£105,000 per annum
Unit 2—£118,000 per annum

Terms
The two units are available by way of a new FRI lease subject to 5 yearly upward only rent reviews.

Planning
A1 retail warehouse.
Other uses will be considered subject to planning.
**Rating**
We are advised that the Rateable Value for the units are;

- Unit 1 - £79,500
- Unit 2 - £102,000

The UBR for 2017/18 is 47.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

**Energy Performance**
Energy Performance Asset Rating:

- Unit 1: C
- Unit 2: C.

**VAT**
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**
Strictly by prior appointment with the sole agent.
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