

NORTHWICH

10-12 Leicester Street

TO LET
 (By way of assignment)

** Fitted Café unit *
 Due to relocation*



Location

The premises are located on Leicester Street within the heart of Northwich town Centre linking Witton Street to Barrons Quay Shopping Centre. Occupiers in the nearby vicinity include **ASDA**, **Sports Direct**, **Vision Express**, **Betfred**, **Skipton Building Society** and **Greggs**.

Lease

The premises are available by way of an assignment of the existing lease expiring October 2023. Alternatively, a new lease may be available via the Landlord.

Rent

£75,000 per annum exclusive, rent passing.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
 Rateable Value £56,000
 Interested parties are advised to make their own enquiries with the local authority.

EPC

C71

Accommodation

Ground Floor	1,962 sqft	182.3 sqm
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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT


Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment via the sole agent:
 Dan Oliver dan@emanueloliver.com
 07816 526089



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.