

**98A & 96B West Avenue, Rudheath, Northwich, CW9 7ET****Detached Vacant Commercial Unit****Summary**

Tenure	For Sale
Available Size	1,158 sq ft / 107.58 sq m
Price	Offers in excess of £125,000
Rates Payable	£3,742.50 per annum
Rateable Value	£7,500
BER Rating	E (106)

Key Points

- Development Potential
- Freehold
- Parking to Front
- Wide Plot
- Vacant Possession
- Immediate Availability

Location

Northwich is a prosperous and expanding market town located in Mid Cheshire and is a popular location for those using the nearby motorway links and good railway links to access Chester, Manchester and Warrington.

The property is situated in the village of Rudheath approximately 2 miles east of Northwich Town Centre and 1.7 miles from Hartford Train Station.

Description

The property comprises a small single storey detached commercial building, that was previously a hunting supplies shop.

Internally the property provides a front sales areas with rear storeroom and wc facility. Externally there is a front forecourt that provides parking for 4 no. cars.

The property sits in an established residential area.

We consider the property to have development potential, subject to design and planning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,158	107.58
Total	1,158	107.58

Site Area

0.007 Hectares. 0.018 Acres.

Services

All mains services are connected.

Tenure

Freehold.

Asking Price

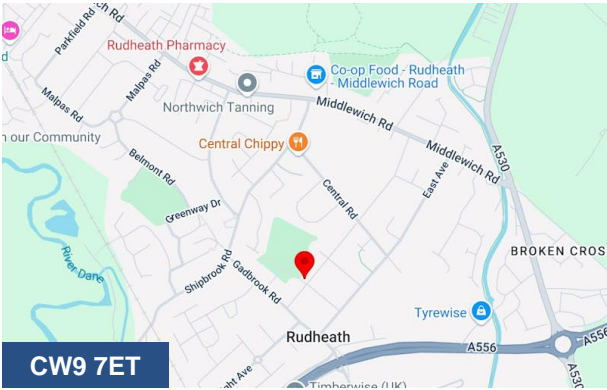
Unconditional offers above £125,000.

VAT

The above sale price is quoted exclusive of VAT, should it be applicable.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.



Viewing & Further Information



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