

TO LET

Unit H-J

3,056 sq.ft

(283.9 sq.m)

OPPORTUNITY TO SPLIT INTO 2/3 UNITS

M

UNIT H-J

Kingsmead Local,
Regency Way, Northwich,
Cheshire, CW9 8UW

Occupiers Include

Domino's
+well

Busy Bees.
The best start in life

TESCO
express

LOCATION

Northwich is located in the heart of Cheshire approximately 17 miles east of Chester and 18 miles south-west of Manchester.

Kingsmead Shopping Centre lies to the south of the town centre in a highly desirable and affluent area. The scheme comprises a terrace of 12 units anchored by Tesco Express with other occupiers including the likes of Dominos and Well Pharmacy alongside a number of independent traders, a medical centre, a dentist, a veterinary surgery, a children's nursery and a public house. There is a primary school to the rear of the parade and free on-site parking for approximately 80 vehicles with EV charging available. Nearby there's Sir John Deanes Sixth Form College with over 2,000 students.

DESCRIPTION

The subject unit is planned on ground floor only having an area of approximately 3,056 sq.ft.

The unit can be let as a single shop but also lends itself to be split into 2 or 3 units as shown on the plan overleaf. Further details are available from the agents.

RENTS

Details of the quoting rents are available from the agents on request

RATEABLE VALUE

£43,250. Interested parties should verify the rateable value, the availability of any relief & the actual rates payable with the business rates department of the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £6,863.20

Insurance: £1,185.29

VAT

All rents, costs and prices are stated exclusive of VAT which will be payable at the prevailing rate where appropriate.

ENERGY PERFORMANCE

Rating B:36. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



11

Retail Units On-Site



15,404 sq.ft

Total Area

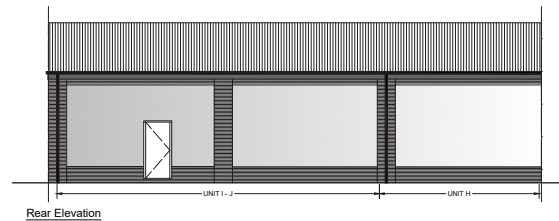
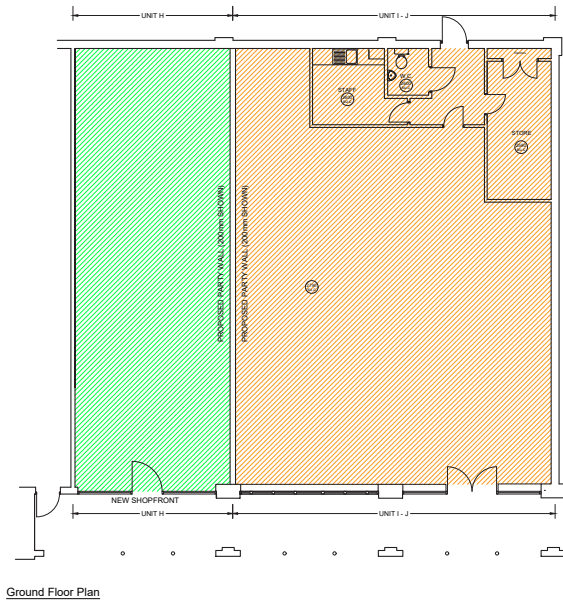


What Three Words
assure.croaking.dips

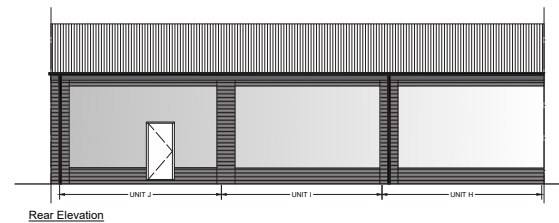
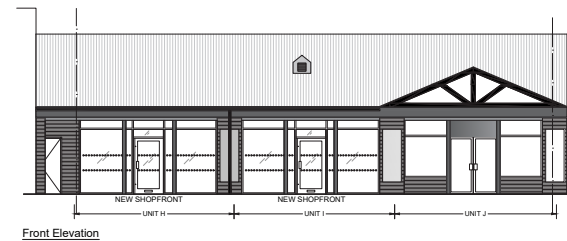
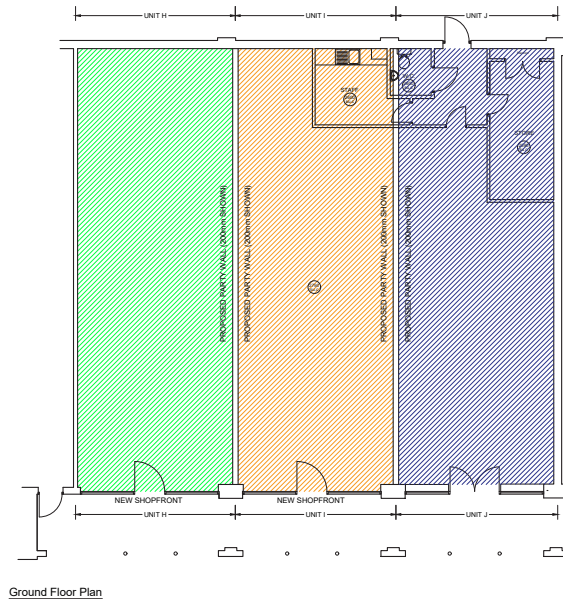
KINGSMEAD LOCAL

POTENTIAL CONFIGURATIONS

2-UNIT SPLIT



3-UNIT SPLIT



KINGSMEAD LOCAL

SITE PLAN



Martin Wade

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07503 060206
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Viewing
Strictly via prior appointment
with the appointed agents:



Matthew Webster

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Richard Webster

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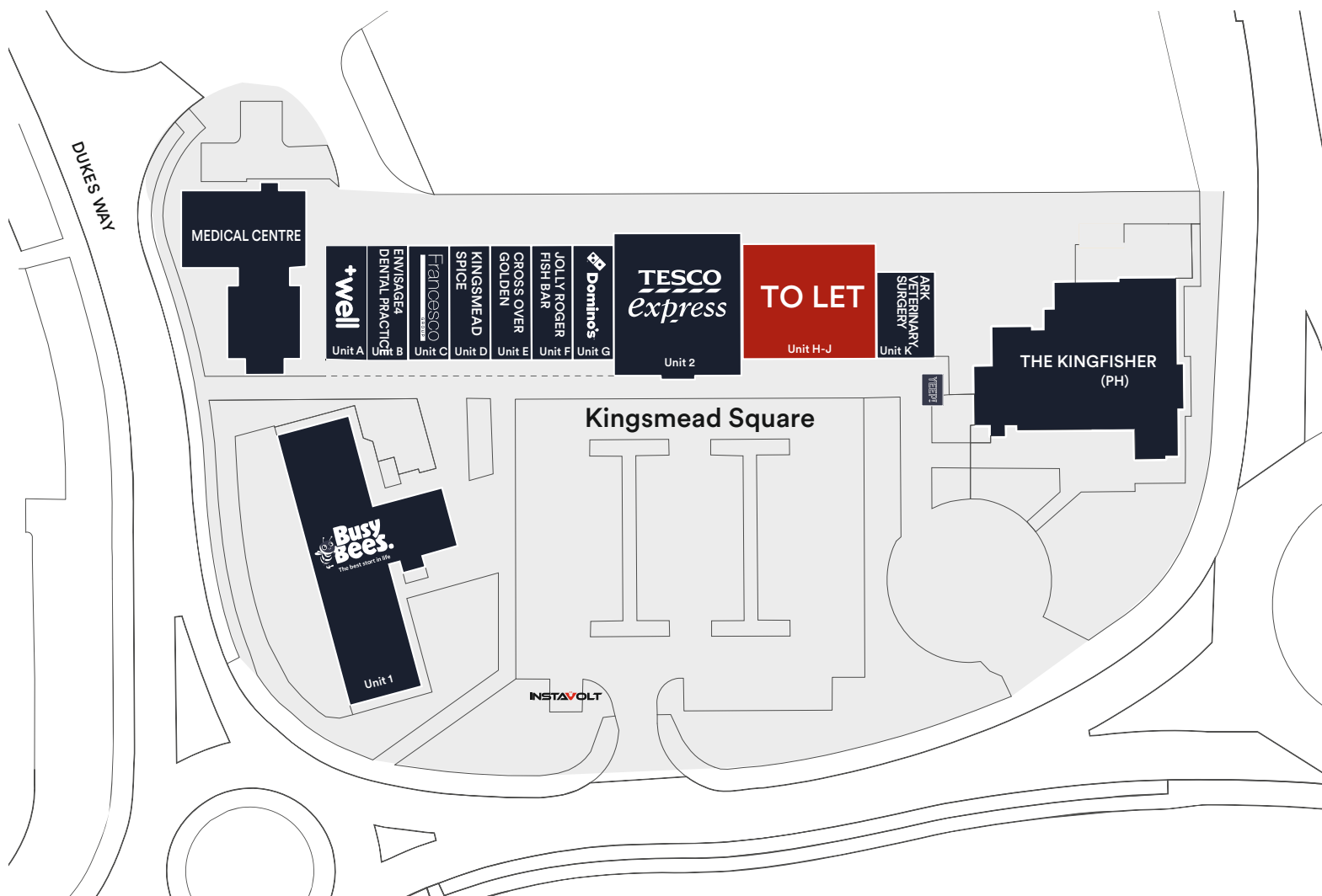
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