



SITUATION

Occupying a prominent trading position in the town centre on the west side of Crown Street which connects Weaver Square Shopping Precinct with the High Street, amongst such multiples as **McDonalds, Specsavers, Lloyds, Tui, Holland & Barrett, Carphone Warehouse, Boots** and **New Look** whilst also being just 250 yards from the newly developed **Barons Quay Shopping Centre** housing **M&S, ASDA, Wildwood** and an **Odeon Cinema**.

Northwich lies approximately 19 miles south-west of Manchester and 23 miles south-east of Liverpool.

PROPERTY

An end of terrace building comprising a **Café** planned on ground and first floors.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Café

| | |
|-------------------|------------------|
| Gross Frontage | 29'3" |
| Internal Width | 27'8" |
| Shop Depth | 25'0" |
| Built Depth | 31'3" |
| Ground Floor Area | Approx 690 sq ft |

First Floor Café

| | |
|--------------------|------------------|
| Seating Area | Approx 470 sq ft |
| Kitchen Area | Approx 120 sq ft |
| Ladies & Gents WCs | |

Total Area

Approx 1,280 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Abda Limited as a Café** for a term of 5 years from 23rd February 2018 (excl. s.24-28 of L & T Act 1954) at a current rent of **£15,000 per annum** exclusive.

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The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8872 3037 Ref: Ray Oshry
Email: ray.oshry@haroldbenjamin.com

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page