

2 Witton Walk, Weaver Square Shopping Centre Northwich, Cheshire CW9 5AT

lot 65

Freehold Retail Investment

- Trading as O2 until 2023 (subject to option)
- Prominent pedestrianised town centre location
- Nearby occupiers include Boots the Chemist, Superdrug, New Look and Holland & Barrett

Rent
£31,000 per
annum
exclusive



On behalf of
Receivers



Location

Miles: 23 miles south-west of Manchester
19 miles north-west of Chester
Roads: A533, A556, A559, M6
Rail: Northwich Railway Station
Air: Manchester Airport

Situation

The property is situated on the west side of pedestrianised Witton Walk close to its junction with Witton Street and Leicester Street in the heart of Northwich town centre and forming part of The Weaver Square Shopping Centre. Nearby occupiers include Boots the Chemist, Superdrug, New Look and WH Smith.

Description

The property comprises retail accommodation on the ground floor with basement and first floor ancillary accommodation.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reversion
Ground	Retail	93.02 sq m (1,001 sq ft)	MID COMMUNICATIONS LIMITED t/a O2 (1)	10 years from 25/09/2013 on a full repairing and insuring lease (2)(3)	£31,000	24/09/2023
First	Office/Ancillary	70.14 sq m (755 sq ft)				
Basement	Ancillary	21.80 sq m (234 sq ft)				
Total		184.96 sq m (1,990 sq ft)			£31,000	

- (1) O2 has over 23 million customers and 450 retail stores across the UK and is one of the leading digital communications companies.
(2) The lease is subject to a schedule of condition.
(3) The lease provides for a tenant option to determine the lease on 25/09/2018.

For further details please contact:

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Tenure

Freehold.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

