

NORTHWICH

20-22 Witton Street, CW9 5EB

SHOP UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

Prominently positioned on the corner of Witton Street and Witton Walk, opposite Leicester Street linking into **Asda** food store and Baron's Quay.

Double-fronted property occupies a prime location in Northwich town centre, nearby occupiers include **Vision Express, Coffee#1, Vodafone, Boots, Costa, Greggs** and **Holland & Barrett**.

Accommodation over two floors with rear servicing access.

Rent

Rental offers in the region of **£30,000 per annum exclusive** are sought.

Accommodation

The premises comprise the approximate following floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	835	77.6
First Floor	715	66.5

Business Rates

We have been verbally informed by the Local Authority that the property has been assessed for rating purposes as follows:

Rateable Value (2023) **£31,250**

The firm gives no warranty that these values are accurate and interested parties are advised to verify these figures with the local charging authority.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

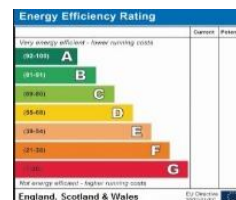
Each party to be responsible for their own legal costs incurred in any transaction

SUBJECT TO CONTRACT

EPC

The unit has an EPC rating of C.

A copy of the report is available upon request.



All Enquiries

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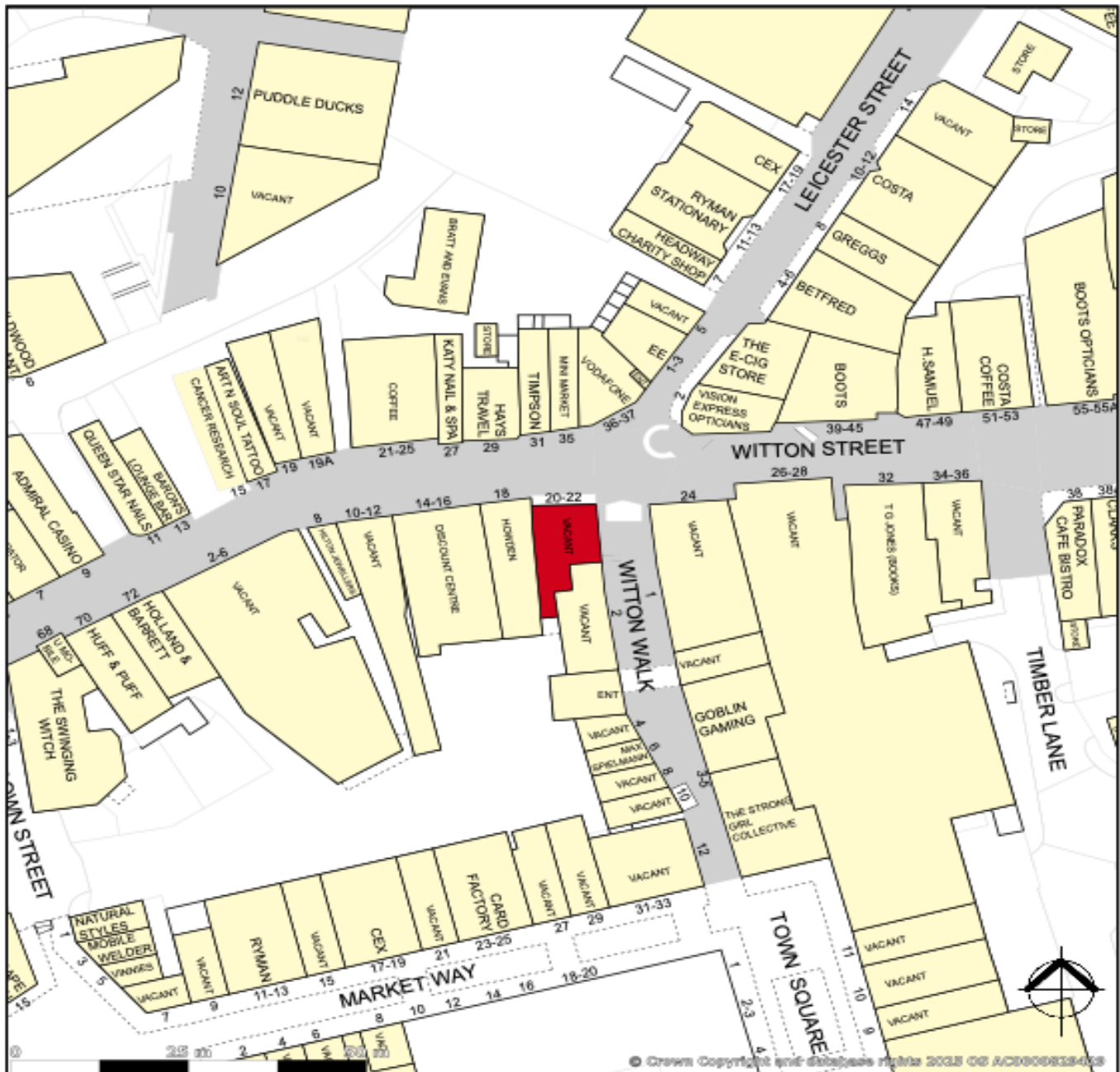
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Plotted Scale - 1:800

October 2025. Subject to Contract.

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