

**RORY MACK**

**ASSOCIATES**



**17 JOHN STREET, WINSFORD,  
CHESHIRE, CW7 1HQ**

**FOR SALE  
£185,000  
TO LET  
£15,000 PAX**

- Detached single storey commercial building recently used as a gym
- NIA: 1,651 sq ft plus private car park for 6 vehicles
- Electric sliding customer door entrance
- EPC – Band B (28)



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### GENERAL DESCRIPTION

A detached former gym premises of brick elevations supporting a mono-pitched tiled roof to the front together with a shallow pitched felt covered roof to the rear. The building stands on a plot which includes a private car park for up to 6 vehicles and is located on a residential street off the main High Street (A54) in Winsford. The property could be reinstated as a gym and could also be used as a dance studio or for retail or office purposes given its open plan and versatile layout. The building briefly comprises an entrance area, shower room and large open plan fitness area with alarmed fire exit to the rear. The property benefits from UPVC double glazed windows, powder coated electric sliding doors to front, air conditioning and LED spotlights.

### LOCATION

John Street is a residential cul-de-sac, off Well Street which has direct access to High Street (A54) and is within a 5 minute walk from Winsford town centre. Winsford can be accessed from the M6 at junction 18, (6 miles) and is approx 6 miles south of Northwich.

### SERVICES

We understand that mains water, drainage and electricity is available. There is also a capped gas main to the unit. No services have been tested by the agents.

### VAT

The sale and rent price is not subject to VAT.

### BUSINESS RATES

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Rateable Value: | £9,100                                                      |
| Rates Payable:  | £3,476.20 pa (26/27)<br>Retail, hospitality or leisure use. |
| Rates Payable:  | £3,931.20 pa (26/27)<br>Any other use.                      |

Note: If you qualify for Small Business Rates you should be entitled to a 100% rates payable exemption.

### TENURE

Available freehold, subject to contract and with vacant possession. Alternatively, on a Full Repairing and Insuring lease, for a term to be agreed, subject to ret reviews every three years and with each party bearing their own legal fees

### ACCOMMODATION

|                           |                    |
|---------------------------|--------------------|
| Front entrance reception: | 355 sq ft          |
| Shower room:              | 35 sq ft           |
| Main reception:           | 1,296 sq ft        |
| <b>Total GIA:</b>         | <b>1,686 sq ft</b> |

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.





17 JOHN STREET

WINSFORD, CHESHIRE

CW7 1HQ



#### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements