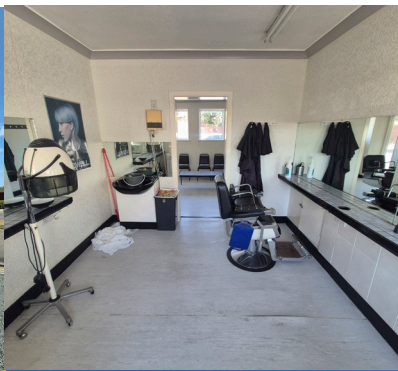




19
Chester Road
Northwich
CW8 1HA

**645
SQ.FT**



- Ground floor former barber/hair salon
- Fully fitted salon with chairs/back wash units
- Four rooms plus waiting area/kitchen/toilet
- Prominent main road trading location
- Low rent - £950pcm/£11,400 per annum excl.
- RV: £13,000 - sliding scale retail relief
- Suitable for alternatives E class uses
- New Lease / No Premium / Terms TBA

Location

The property is located at the junction of Chester Road and Beeston Street with access to the rear off Chapel Street.

The property is 14 miles to Crewe, 22 miles to Stockport and 10 miles to the M56.



Description/Accommodation

The property occupies the ground floor of a two storey mixed commercial and residential premises of traditional construction with brick work elevations under a pitched slate roof.

The property provides retail salon accommodation at ground floor level but could be used for alternative E use class business uses.

19 Chester Road: 645 Sq.ft overall comprising:-

Main salon: 200 Sq.ft - 16'11" x 11'10".

Rear salon: 117 Sq.ft - 11'10" x 9'10".

Waiting area: 65 Sq.ft - 6'11" x 9'4".

Kitchen: 40 Sq.ft - 6'11" x 5'9".

Front side salon: 112 Sq.ft - 10'2" x 10'11".

Rear back wash area: 111 Sq.ft - 7'5" x 14'4".

W.C with toilet and hand washing facilities.

Rateable Value

Rateable value: £13,000.

Small Business Rates Multiplier 2026/27: 43.2p.

Interested parties are advised to contact Cheshire West & Chester Council on 0300 123 8123.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£11,400 per annum exclusive.

£950 per calendar month.

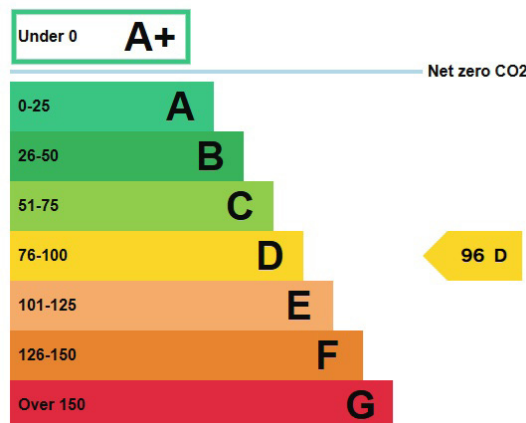
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2026.