



## Britannic House

32a High Street  
Northwich  
CW9 5BJ

**118 SQ.FT  
UP TO  
262 SQ.FT**

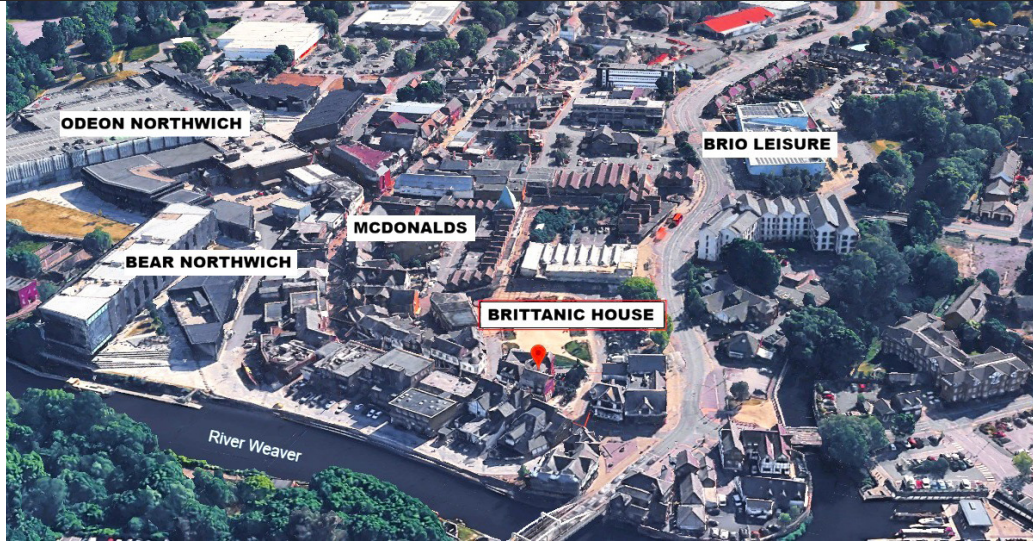


- Prominent Landmark office building
- Offices available on a 12 month Licence
- Rents from £200/month all inclusive
- Offices 1-10 available for let immediately
- Located close to Victoria Club car park
- Close to all local amenities in the town centre
- New Licence agreements with no legal costs
- Suitable for a variety of office/clinic uses

## Location

The property is located fronting High Street in Northwich town centre close to Odeon Cinemas Market Street and the Victoria Club pay and display car park.

- Manchester: 22 miles.
- M56: 8 miles.
- Crewe: 14 miles.



## Description/Accommodation

The property forms part of the Britannic mixed retail/leisure and office building fronting High Street in Northwich town centre and provides office accommodation over first and second floors with access to communal kitchen and toilet facilities.

### First floor:

- Office 1: 210 Sq.t overall.
- Office 2: Let.
- Office 3: 192 Sq.ft overall.
- Office 4: 193 Sq.ft overall.
- Office 5: 118 Sq.ft overall.

### Second floor:

- Office 6: 216 Sq.ft overall.
- Office 7: 262 Sq.ft overall.
- Office 8: 162 Sq.ft overall.
- Office 9: 211 Sq.ft overall.
- Office 10: 155 sq.ft overall.

## Rateable Value

Rateable value: £19,250.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with CWCC: 0300 123 7023.

## Terms

The offices are available on all inclusive Licence Agreements on a minimum 12 month term.

## EPC

Details available from Agents MBRE.

## VAT

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

## Service Charge

The Landlord will levy a service charge which forms part of the all inclusive rent. Details available from MBRE.

## Rent

Office 1: £4,200 pa all inclusive - £350/month.

Office 2: Let.

Office 3: £3,840 pa all inclusive - £320/month.

Office 4: £3,840 pa all inclusive - £320/month.

Office 5: £2,400 pa all inclusive - £200/month.

Office 6: £4,320 pa all inclusive - £360/month

Office 7: £5,400 pa all inclusive - £450/month.

Office 8: £3,240 pa all inclusive - £270/month.

Office 9: £4,200 pa all inclusive - £350/month.

Office 10: £3,060 pa all inclusive - £255/month.

## Utilities

Mains services are available including electricity, water and drainage.

## Building Insurance

Building Insurance contributions are included within the all inclusive rent.

## Legal Costs

No legal costs associated with the preparation of the Licence Agreements.

### 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. APRIL 2026.