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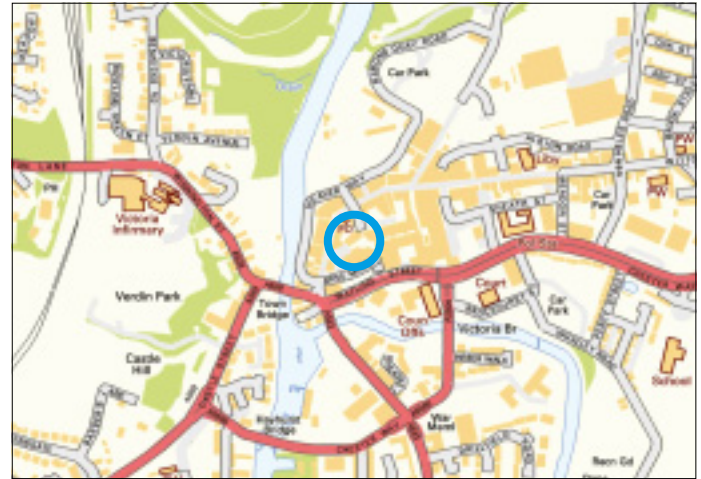
8 Crown Street, Northwich, Cheshire CW9 5AX

*GUIDE PRICE £100,000+



- **Double fronted ground floor retail unit with storage**

Description A vacant double fronted ground floor retail unit with a total area of 183 sq m (1,975 sq ft). The property comprises an open plan ground floor retail unit benefitting from internal and external roller shutters, air conditioning and fire alarm. The first floor is arranged as partitioned offices with kitchen and WC, with second floor storage. The property is suitable for a variety of uses subject to the necessary planning consents.



Not to scale. For identification purposes only

Situated The property is situated fronting Crown Street which runs off High Street within the main retail shopping core of Northwich Town Centre. Nearby retailers include Thomson, Cash Generators, McDonalds, Holland and Barrett to name but a few.

Ground Floor Shop: 8.16 m x 9.48 m (26.9 ft x 31.1 ft) **Ground**

Floor Sales Area: 72.95 sq m (785 sq ft)

First Floor Ancillary Accommodation: 68.36 sq m (736 sq ft) WC

Second Floor Storage: 42.26 sq m (454 sq ft)