

ON THE INSTRUCTION OF OSBORNE HOUSE LTD

**Unit 2 Gadbrook Mews,
Gadbrook Park,
Northwich, Cheshire CW9 7RA**



Retail/Business Premises For Sale/To Let

Location:

Nestled in the heart of Cheshire, Gadbrook Park offers 85 acres of landscaped working space for today's modern business. Larger occupiers include; Barclays Bank, The Hut Group, Roberts Bakery, Weaver Vale Housing Trust and many others. The 75 businesses employ over 5,000 people. The park provides high quality office space, a relaxed environment and thriving business community.



The 85 acre business park fronts the A556 (Manchester - Chester) dual carriageway giving direct access to Junctions 18 and 19 of the M6 (5 minutes' drive) and a drive time of 20 minutes to both Manchester Airport and Crewe Station, with a direct main line service to London Euston (1.5 hours).

Situation:

No. 2 Gadbrook Mews adjoins Café Arabica at the junction of Gadbrook Way and Gadbrook Road.

Description:

The property is part of a semi-detached development located in the centre of Gadbrook Park. The retail/business premises unit comprises of an open plan area with WC facilities with access from front and rear.

Accommodation:

GIA Total 1,080 ft² (100.33 m²)

- 2 demised car spaces
- Joint use with Caffè Arabica of adjacent 20 space car park.

Price:

£250,000

Tenure:

A 999-year lease to be granted at £500 per annum payable annually in advance. The Ground Rent to be reviewed every 5 years in line with RPI.'

Alternatively, a shorter FRI lease could be granted at £17,500 per annum without premium



Rates:

Rateable Value: £12,380

Uniform Business Rate 2022/2023: 49.9p

Service Charge: TBC.

EPC:- Rated 'C'

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

Stuart Smith

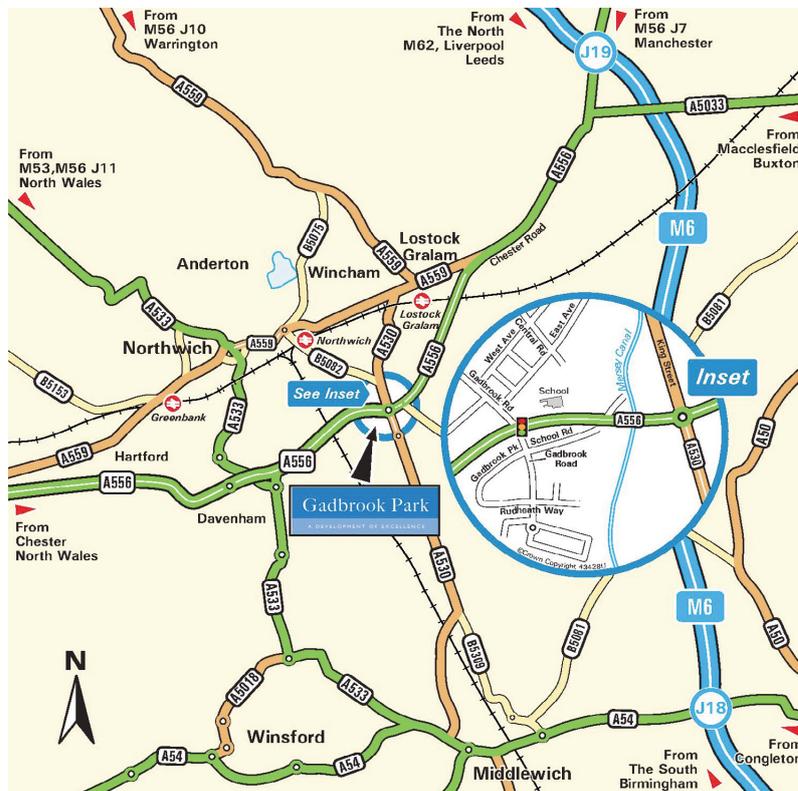
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SUBJECT TO CONTRACT

SS/VGM/MARCH23





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