

RORY MACK

ASSOCIATES



**110 MIDDLEWICH ROAD,
NORTHWICH, CHESHIRE, CW9 7DP**

**FOR SALE
£175,000**

- Detached office building with private car park
- Prominent junction location on Middlewich Road (B5082)
- NIA: 1,327 sq ft inc: multiple offices, treatment rooms and reception
- Suitable for a number of different commercial uses
- EPC – Band C (75)



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GENERAL DESCRIPTION

A detached building of brick construction with a pitched slate tiled roof with private and secured, gated car park for up to 8 vehicles. The property is presently used as a physiotherapy facility and fronts Middlewich Road with vehicular access off Shipbrook Road. The building briefly comprises an entrance hall, two treatment rooms, reception area, kitchen and disabled access toilet on the ground floor. An internal staircase leads to the first-floor landing with a further two treatment rooms, reception, kitchen and WC. The property is in good condition and benefits from uPVC double glazed windows throughout, (fitted 18 months ago), a gas powered boiler with radiators in most rooms, suspended ceilings or plastered ceilings with integrated lights in all treatment rooms. The building would suit an office or financial services based business, a medical facility or retail outfit looking to take advantage of the car park.

LOCATION

The property fronts onto Middlewich Road (B5082) which runs from the A556 into the town centre of Northwich. The building is opposite The Co-op. Rudheath and is 7 miles from junction 17 of the M6 motorway.

SERVICES

We understand that mains water, drainage, gas and electricity is available. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value: £13,000
Rates Payable: £4,966 pa (26/27)
Retail, hospitality or leisure use.
Rates Payable: £5,616 pa (26/27)
Any other use.

Note: If you qualify for Small Business Rates you may be entitled to a rates payable reduction.

TENURE

Available freehold, subject to contract and with vacant possession upon completion. The current tenant vacates the lease on 1st January 2027.

ACCOMMODATION

Ground floor

Physio room:	206 sq ft
Gym:	205 sq ft
Treatment room:	82 sq ft
Lobby:	40 sq ft
Reception:	55 sq ft
Kitchen:	36 sq ft
Inner hall:	35 sq ft
WC:	--
NIA:	659 sq ft

First floor

Physio room:	134 sq ft
Physio room:	144 sq ft
Reception:	215 sq ft
Kitchen:	79 sq ft
Inner landing:	96 sq ft
WC:	--
NIA:	668 sq ft

Total NIA: 1,327 sq ft

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.



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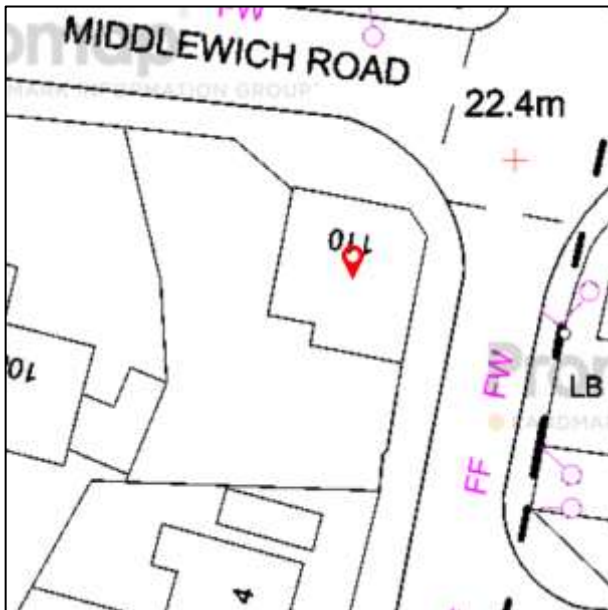
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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