



Wright Marshall
Estate Agents

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£195,000

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COMMERCIAL PROPERTY - This spacious two storey commercial building is ideally located a short distance from Northwich Town centre. The property offers an abundance of options (subject to pp) including being split into part residential/part commercial, fully residential, a HMO or simply kept as a well presented, well maintained office space.

Owned by the current vendors for around 10 years the property underwent a full schedule of works including new windows, a new boiler, new modern kitchens and two bathrooms.

Further to this they also had the cellar tanked for dry storage which is used for their computer server. The outside is partly rendered for aesthetic purposes.

The ground floor briefly comprises an entrance vestibule with stairs to the first floor. A large open plan office, bathroom, well equipped modern kitchen and three piece bathroom.

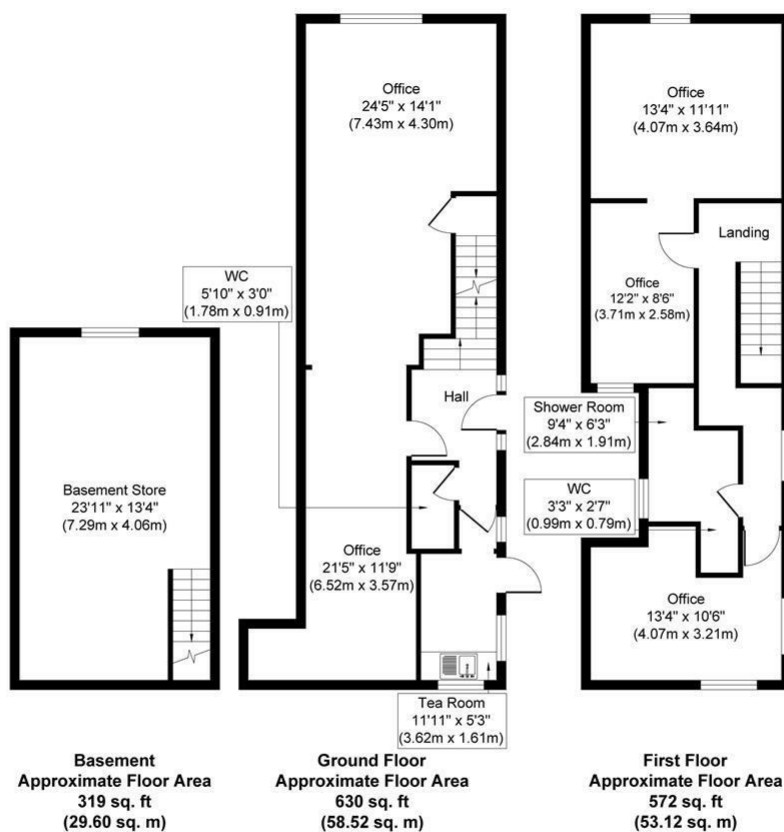
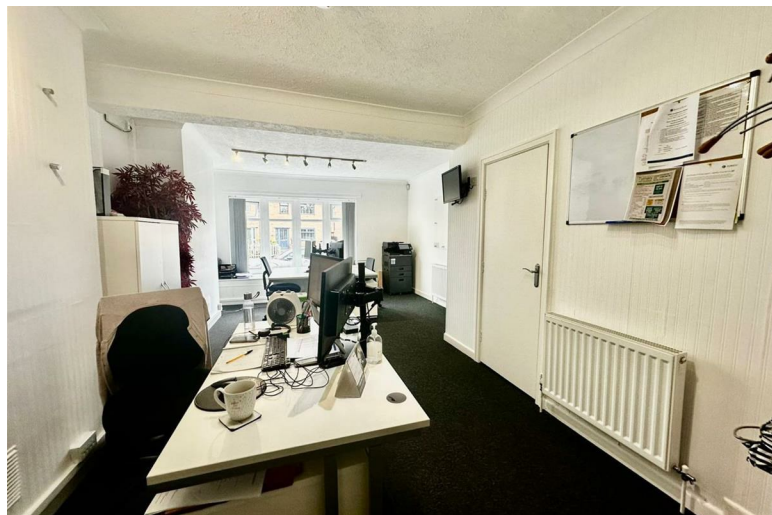
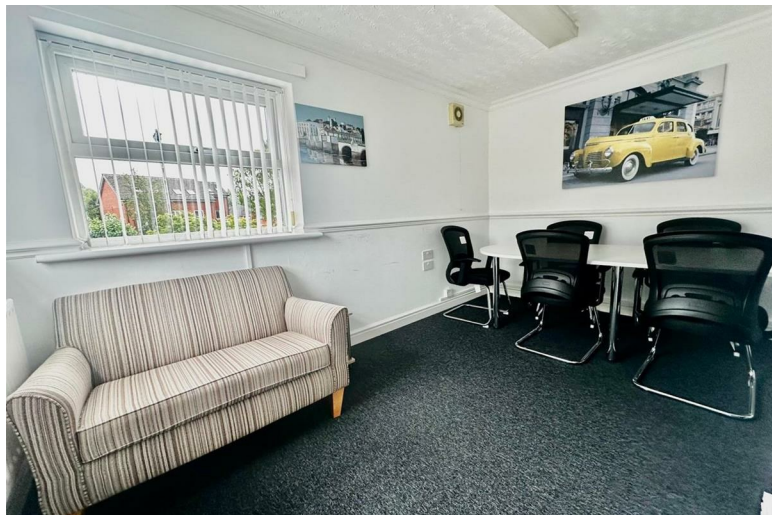
To the first floor there is also a good sized open plan office space, a three piece shower room and a separate spacious Chairman's office.

Externally the property is set behind a dwarf brick wall and has a concrete driveway providing parking for up to 6 vehicles.

The property is currently rented out to a long standing client whose lease finishes in July 2026 and they have indicated that they will not be renewing due to relocating to Warrington. They currently pay £1000PCM.

All viewings are accompanied and we ask you to respect that the property is tenanted.
Thank you.





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