

# FOR SALE

UNIT 4, MIDDLEWICH ROAD, RUDHEATH, NORTHWICH, CW9 7DR



# LOCATION



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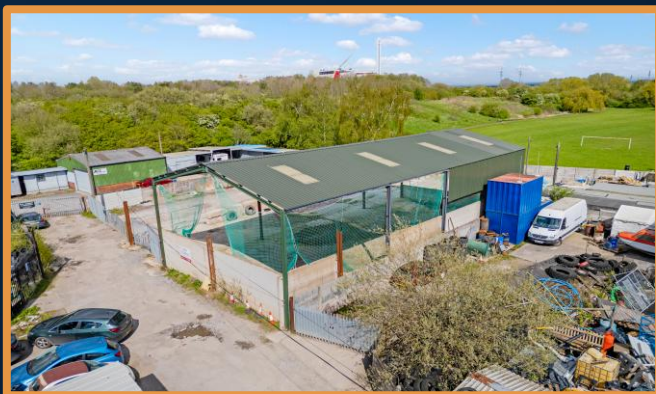
UNIT 4 MIDDLEWICH ROAD IS PROMINENTLY POSITIONED WITHIN THE WELL-ESTABLISHED COMMERCIAL AREA OF RUDHEATH, ON THE OUTSKIRTS OF NORTHWICH-A THRIVING MARKET TOWN IN THE HEART OF CHESHIRE. RUDHEATH IS RECOGNISED AS ONE OF NORTHWICH'S PRINCIPLE INDUSTRIAL AND TRADE LOCATIONS, HOME TO A WIDE RANGE OF ESTABLISHED BUSINESSES, TRADE COUNTERS AND DISTRIBUTION OCCUPIERS. THIS CREATES A STRONG COMMERCIAL ENVIRONMENT WITH CONSISTENT BUSINESS ACTIVITY AND A RELIABLE CUSTOMER BASE, PARTICULARLY SUITED TO TRADE, LIGHT INDUSTRIAL AND SERVICE-LED OPERATIONS. THE PROPERTY BENEFITS FROM EXCELLENT ROAD CONNECTIVITY. MIDDLEWICH ROAD (A533) PROVIDES DIRECT ACCESS TO THE TOWN CENTRE AND LINKS EFFICIENTLY TO THE A556, CONNECTING ONWARD TO THE M6 AND M56 MOTORWAYS. THIS STRATEGIC POSITIONING ENABLES STRAIGHTFORWARD TRAVEL TO KEY REGIONAL CENTRES INCLUDING CHESTER, MANCHESTER AND LIVERPOOL.



# PHOTOS



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# TITLE PLAN



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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION IN RUDHEATH, NORTHWICH
- TOTAL ACCOMMODATION – 0.19 ACRES
- WELL ESTABLISHED COMMERCIAL LOCATION
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- HARD SURFACED
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## TENURE

- FREEHOLD

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## PRICE

- £200,000 EXCLUSIVE OF VAT

# ENQUIRIES



UNIT 4, MIDDLEWICH ROAD, RUDHEATH, NORTHWICH, CW9 7DR

 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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