



36-38 HIGH STREET

NORTHWICH, CW9 5BE

£580,000

Nestled in the heart of Northwich's thriving town centre, 36-38 High Street is an exceptional mixed-use property offering a rare opportunity for both business and residential investment. Comprising a spacious commercial shop on the ground floor and four modern one-bedroom residential flats above, this property is perfectly positioned for a variety of ventures.

The commercial unit enjoys a prominent High Street location, benefiting from excellent visibility and consistent foot traffic. Its generous floor plan provides versatility, making it suitable for a wide range of uses, such as retail, hospitality, or professional services. With a vibrant community and surrounding businesses driving constant activity, the shop presents an ideal space to establish or expand your enterprise in one of Northwich's most sought-after locations.

Above the shop, you'll find four self-contained one-bedroom apartments, each thoughtfully designed to maximize comfort and functionality. These flats offer a fantastic opportunity to generate steady





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

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

Levenshulme
 902 Stockport Road
 Levenshulme
 Greater Manchester
 M19 3AD

0161 660 0993.
 info@jacobknight.com
 https://jacobknight.com/

