



62 Church Street, Warrington, WA1 2SY

Ground Floor Retail Premises

Summary

Tenure	To Let
Available Size	708 sq ft / 65.78 sq m
Rent	£11,400 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- Main Road Frontage
- Suitable for a Variety of Trades
- Low Rateable Value
- Parking to Side and Rear
- Self-contained
- Currently a Salon

Location

The property is prominently situated on Church street, short distance from the roundabout junction with the A49 on the eastern edge of Warrington Town Centre.

Excellent transport connections are close at hand, with easy access to the A49, Warrington Central and Bank Quay railway stations, and multiple bus routes. Nearby amenities include supermarkets, cafés, independent retailers and public parking facilities.

Description

We are delighted to bring to the rental market this modern, beautifully presented hair and beauty salon finished to an excellent standard throughout.

The premises fronts the ever busy Church Street with excellent main road presence.

Internally the property is self-contained with roller shutter to the front, immediately as you enter you are met with multiple styling stations, wash basins, a reception area and w/c facilities to the rear, with a basement accessible from an internal stair case.

The spacious layout provides an ideal environment for other salon or aesthetics businesses who are looking for ready to trade space.

This premises becomes fully available from the end of June, but an early entry to the unit can be discussed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	354	Available
Basement	354	Available
Total	708	

Rental

£950 PCM.

Lease Terms

Available by way of a new tenants full repairing and insuring basis for a flexible term.

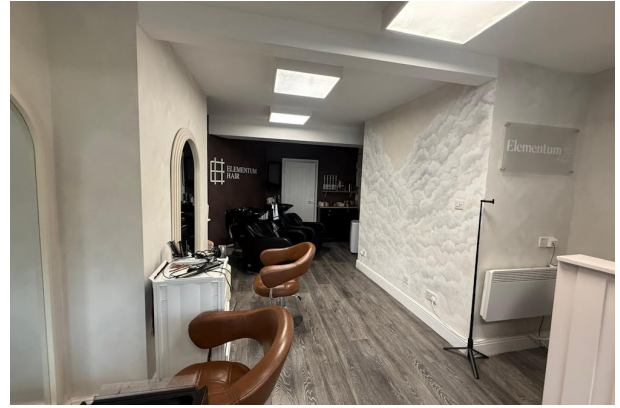
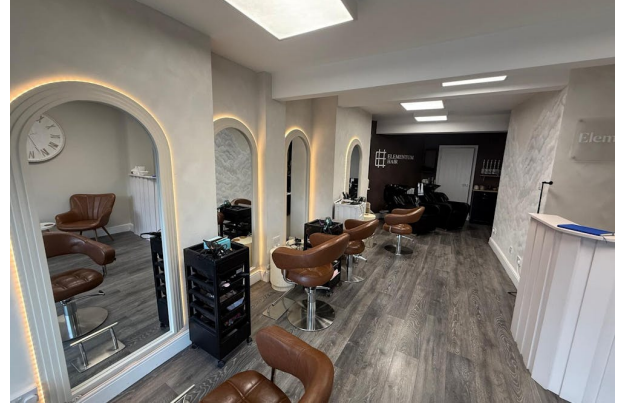
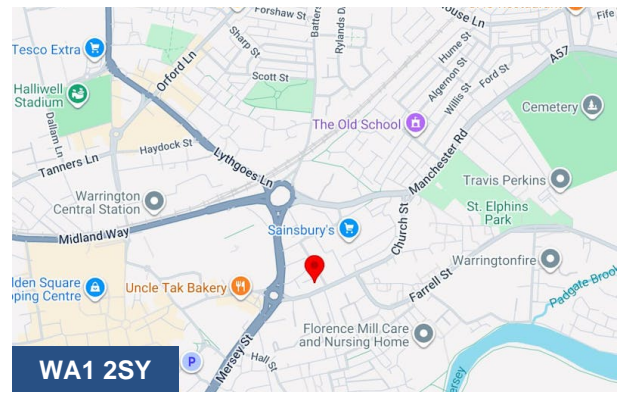
Services

Electric, water and drainage are connected.

Rates

Rataeble Value: £6,400.

Rates Payable: small businesses may be subject to full rates relief at their own enquiry with the local authority.



Viewing & Further Information



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