



9 Haydock Street, Warrington, WA2 7UW

Trade Counter Unit & Large Yard

Summary

Tenure	To Let
Available Size	529.99 sq m / 5,704.76 sq ft
Rent	£40,000 per annum
Rates Payable	£17,898.75 per annum
Rateable Value	£32,250
EPC Rating	Upon enquiry

Key Points

- Large Enclosed Yard
- Front & Rear Access
- First Floor Offices
- Opposite Wickes and new Lidl
- Prominent Position
- Double Fronted
- Previously Trade Counter
- Parking to Front

Location

The property is located off the main A49 on the north side of the Town Centre, a few minutes' walk from the retail centre of Warrington, the Warrington Bus Station and Central Railway Station, which is on the main Liverpool to Manchester line.

Pinners Brow Retail Park is situated directly opposite the property. Tesco Extra and the Halliwell Jones Stadium are close by, together with a number of car dealerships, including Jaguar, Volvo and Ford.

The property accesses the Motorway Network via the A49, which links with the M6/M62 Interchange 3 miles north and the M6/M56 Interchange 4 miles south.



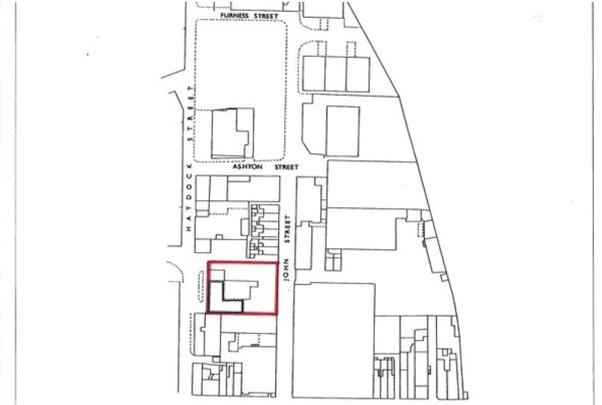
Description

The property forms a detached former trade-counter facility with ancillary accommodation, the front part of which is two-storey.

Internally, the ground floor comprises a trade counter area, with warehouse/stores to the rear and side which incorporate a kitchen. There is an extension to the north east corner of the premises providing single storey storage and to the south west corner of the property is a lean-to providing further storage, with this area having an eaves height of approximately 4.5m and roller shutter access to the rear yard.

The first floor provides offices and WC facilities.

Externally, there is a large yard area to the rear and side of the building, with vehicular access off Haydock Street and John Street to the rear.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom	905.46	84.12
Ground - Warehouse	3,220.13	299.16
Ground - Office	225.07	20.91
1st - Offices	1,354.10	125.80
Total	5,704.76	529.99

Lease Terms

Available by way of a new Full Repairing & Insurance Lease for a minimum 5 year term.

Rental

£40,000 per annum exclusive

Services

All mains services are connected.

VAT

The above rental is quoted exclusive of VAT, should it be applicable.

Viewing & Further Information



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