



24 Town Hill, Warrington, WA1 2NG

Refurbished Retail Unit

Summary

Tenure	To Let
Available Size	555 sq ft / 51.56 sq m
Rent	£12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Suitable for a Variety of Trades
- Prominent Standalone Location
- Zero Rates for Small Business
- Available Immediately
- Excellent Vehicular Access
- Parking to Front

Location

The property is located in Warrington Town Centre, between the main retail core and the Cockhedge Centre.

It is situated on Town Hill in a highly visible position to passing traffic along Scotland Road, the position is convenient for vehicular access and customers and deliveries can pull up directly outside.

Description

We are bringing to the rental market, this detached stand alone recently refurbished retail unit, set it the heart of Warrington Town Centre.

This unit would be suitable for a variety of trades as it was previously used for a beauty salon, retail store and a taxi booking office. It would lend itself particularly well to a small eatery or coffee shop due to the exceptional vehicular access and pedestrian accessibility too.

Internally the accommodation comprises an open plan sales area directly upon entry, with a further added internal storage space. The kitchen and W/C facilities are located towards the rear of the property ideal for a staff breakout space.

The unit benefits from an external roller shutter to the front of the property as an added layer of security.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	555	51.56
Total	555	51.56

Rental

£12,000 per annum.

Lease Terms

Available by way of a new tenants full repairing and insuring basis for a minimum 3 year term.

Services

Electricity, water and drainage are connected.

Legal Costs

Each party are to be responsible for their own legal costs incurred.

VAT

We are advised VAT is not applicable to the above rental figure.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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