



25 Cairo Street, Warrington, WA1 1EE

Retail Property

Summary

Tenure	To Let
Available Size	653 sq ft / 60.67 sq m
Rent	£9,000 per annum
Rates Payable	£2,775 per annum
Rateable Value	£5,000
EPC Rating	Upon enquiry

Key Points

- On-Street Parking Outside
- Zero Rates for Small Business
- Suitable for a Variety of Uses
- 2 Minute Walk to Retail Core
- Low Rent
- Available Immediately

Location

The property is situated on Cairo Street in Warrington Town Centre, within close proximity to the retail core.

Palmyra Square Cultural Quarter and all its bars and restaurants are around the corner.

The immediate vicinity is a mix of commercial and residential properties.

Description

A two storey with basement mid-terraced retail property.

The property is well-maintained and was most recently occupied by a bespoke handbag shop.

The property would suit a variety of retail based trades.

On-street car parking is readily available directly opposite and in the surrounding streets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	269	Available
1st	264	Available
Basement	120	Available
Total	653	

Rental

£9,000 per annum (£750 pcm)

Lease Terms

Available by way of a new Full Repairing and Insuring Lease for a minimum 3 year term.

Rates

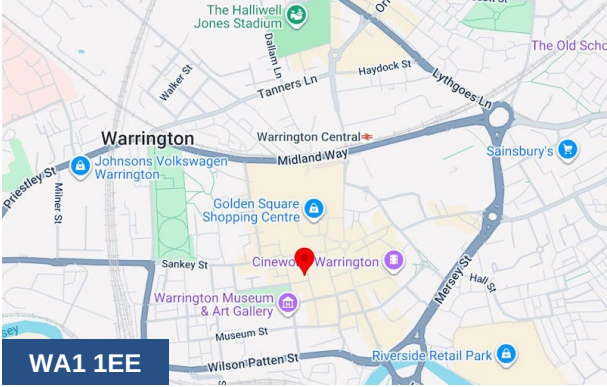
Rateable Value: £5000.
Small Business Payable: Zero.
Non-Small Business Rates Payable: £2775.

VAT

We are advised that the property is not currently VAT registered.

Services

Mains electricity, water and drainage are connected.



Viewing & Further Information



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