



Lythgoes Lane, Warrington, WA2 7XE

Large Showroom Premises

Summary

Tenure	To Let
Available Size	2,279 sq ft / 211.73 sq m
Rent	£24,000 per annum
Rates Payable	£7,076.25 per annum
Rateable Value	£12,750
EPC Rating	Upon enquiry

Key Points

- Prominent Corner Location
- Large Open Plan Layout
- Flexible Lease Term Available
- 20K Plus Vehicles Pass Daily
- Main Road Frontage
- Variety of Uses Suitable
- Parking to Front
- Available January 2026

Location

The property occupies an extremely prominent position fronting the A49 in a busy and popular commercial area on the outskirts of Warrington Town Centre.

This section of the A49 is a busy thoroughfare; being a single lane heading north west and double lane heading south east.

Surrounding nearby occupiers include Tesco, Wickes DIY centre, The Halliwell Jones Warrington Rugby League Stadium and Asda.

The motorway network is conveniently accessible via the M62 approximately 2 miles to the north.

Description

We are delighted to bring to the rental market this largely open plan showroom premises, which is currently occupied by Frith Rugs who are due to vacate in January 2026. Internally the unit boasts majority sales area with kitchen and W/C facilities.

Externally the property benefits from parking directly outside the unit with immediate access off Lythgoes Lane. In our opinion this building boasts arguably one of the best advertising potentials within Warrington due to its location on one of the Town's busiest roads.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	2,279	Available
Total	2,279	

Rental

£24,000 per annum.

Lease Terms

Available by way of a new tenants full repairing and insuring basis or a minimum 5 year term, incorporating periodic upward only rent reviews.

Business Rates

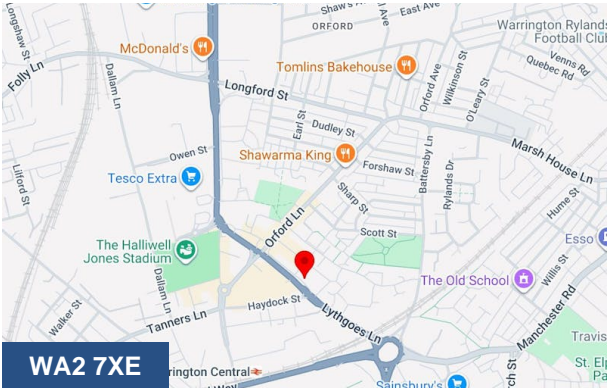
Rateable Value: £12,750
Rates Payable for qualifying small businesses: £6362.25.
Rates Payable for standard business multiplier: £7076.25.

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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