



27 Cairo Street, Warrington, WA1 1EH

Two Storey Retail Premises

Summary

Tenure	To Let
Available Size	285 sq ft / 26.48 sq m
Rent	£12,000 per annum
Rates Payable	£2,136.75 per annum
Rateable Value	£3,850
EPC Rating	Upon enquiry

Key Points

- Prominent Corner Position
- Self-Contained
- New Lease Direct From Landlord
- 2 Minute Walk to Retail Core
- Suitable For a Variety of Uses
- Available Immediately
- Zero Rates for Small Business
- Close to Cultural Quarter

Location

The property is situated on the corner of Cairo Street and Suez Street in Warrington town centre, within close proximity to the retail core.

Palmyra Square Cultural Quarter and all its bars and restaurants is situated further down the road.

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

Description

A new Lease is offered to acquire a small commercial property, that was previously used as an agency and would be suitable for similar uses or hair and beauty etc.

The property benefits from a prominent corner position with angled entrance and large display windows to the front and side.

Internally the property comprises an open plan ground floor area and a first floor office with kitchen and wc.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	160	Available
1st	125	Available
Total	285	

Rates

Rateable Value: £3,860

Small Business Rates Payable: Zero

Non-Small Business rates Payable: £2,123

Lease Terms

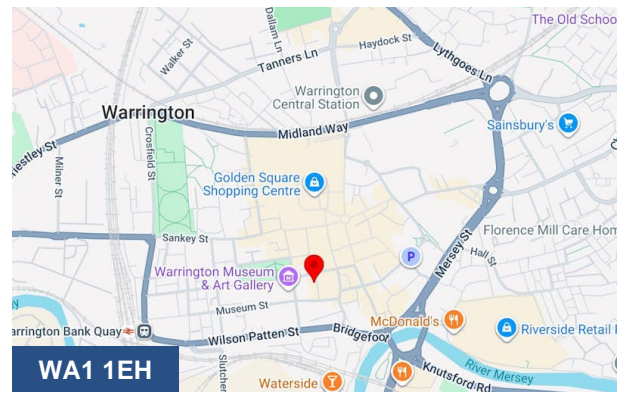
A new FRI Lease is available direct from the landlord for a 3 or 5 year term.

Rental

£12,000 PA (£1,000 pcm).

VAT

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



Viewing & Further Information



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