

**6-8 Walton Road, Stockton Heath, Warrington, WA4 6NL****Former Restaurant Premises****Summary**

Tenure	To Let
Available Size	841 sq ft / 78.13 sq m
Rent	£24,000 per annum
Rates Payable	£9,720 per annum
Rateable Value	£22,500
EPC Rating	Upon enquiry

Key Points

- Rarely Available Unit
- Village Centre Position
- Double Unit
- Hot Food Use Class
- Easy Access to Parking
- Kitchen to First Floor
- Excellent Location
- High Potential

Location

The property is proximately positioned on the Stockton Heath side of Walton Road, close to the traffic light junction with the A49 London Road.

Stockton Heath is a vibrant shopping and eatery core and this property is within close proximity to Aldi, Sainsbury's, Piccolinos and Nandos.

There are multiple car parks close to the building and on street parking just a few minutes walk away up Walton Road.

Description

We are delighted to bring to the rental market, this rarely available restaurant premises set it the heart of Stockton Heath on the A56 Walton Road.

The unit boasts an impressive double glass frontage, leading to a open plan dining area with reception desk in situ. Holding enough floor area for approximately 20 covers at one time. Accessible via an internal staircase is the kitchen which is located on the first floor, enabling suitable space for food preparation and storage. Within the space is a full extraction system to enable for a fully operational kitchen to run and provide a service for its customers below.

The space would benefit from a similar business to join the ever growing Stockton Heath eatery scene and local retailers and independent cafes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	431	Available
1st	410	Available
Total	841	

Rental

£24,000 per annum.

Lease Terms

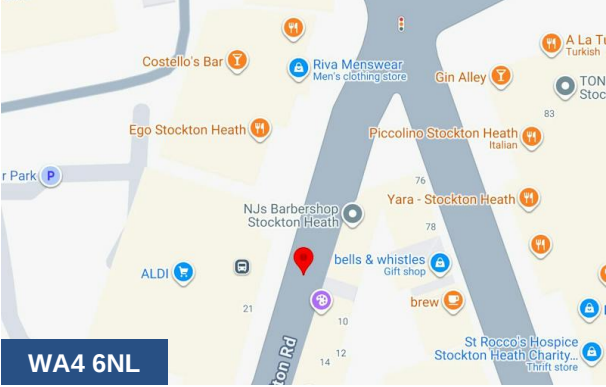
Available by way of a new Tenants Full Repairing and Insuring Basis for a minimum of a 5 year term.

Services

All mains services are connected.

VAT

We are advised there is no VAT.



Viewing & Further Information



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