



11 Silcock Street, Golborne, Warrington, WA3 3DG

Workshop with Yard

Summary

Tenure	To Let
Available Size	2,453 sq ft / 227.89 sq m
Rent	£30,000 per annum
Rates Payable	£4,141.70 per annum
Rateable Value	£8,300
EPC Rating	C (61)

Key Points

- Refurbished Workshop Unit
- Secure, Self Contained
- Less than 1 Mile from the A580 - East Lancashire Road

Location

The property occupies a prominent corner plot in a residential area of Golborne, at the junction of Silcock Street and Charles Street.

The surrounding area is predominantly residential with commercial properties fronting Heath Street and Church Street nearby.

The A580 East Lancashire Road is less than a mile to the south, accessed via the A573 Bridge Street.

Description

The property comprises a detached "L-Shaped" workshop that has recently been refurbished to a high standard set within a self contained and secure yard of circa 410 m² (0.1 acres).

The unit is mostly open plan with some supporting columns within. There are two doors suitable for vehicular access, one roller shutter door and one sliding steel door.

Externally a large surfaced yard is accessed via a sliding steel gate from Charles Street, and has is securely enclosed with palisade fencing along the boundary.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,453	227.89
Total	2,453	227.89

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term for a minimum 3 years.

Rental

£30,000 per annum.

Services

Mains electricity, water ad drainage are connected.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information



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