



139 Bewsey Road, Warrington, WA5 0LG

Retail Premises

Summary

Tenure	To Let
Available Size	403 sq ft / 37.44 sq m
Rent	£9,000 per annum
Rates Payable	£3,043.90 per annum
Rateable Value	£6,100
EPC Rating	Upon enquiry

Key Points

- Suitable for a Variety of Trades
- Main Road Frontage
- Parking to Front and Rear
- Low Rateable Value
- Ideal Starter Unit

Location

The property is situated close to Warrington Town Centre, on the North-West side of Bewsey Road close to the junction with Folly Lane and Catherine Street.

Warrington Central (0.4 miles) and Warrington Bank Quay (0.6 miles) Train stations are in close proximity, providing access to both North-South and East-West lines.

Junction 9 of the M62 is approximately 2.5 miles to the North.

Description

The property available is a self-contained middle terrace of 3 further commercial premises, which are finished internally to a good standard and will be readily available for trade for the new incoming tenant.

Within the property it comprises a suitable front sales area as previously used for a barber/salon, additional workstations and storage are towards the back of the property which house both W/C and kitchen facilities. At the rear of the property is an open yard garden space which shares an access with the neighbouring unit, and to the front is a forecourt/apron which provides ample car parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	403	Available
Total	403	

Services

Mains electricity, water and drainage are connected.

Rates

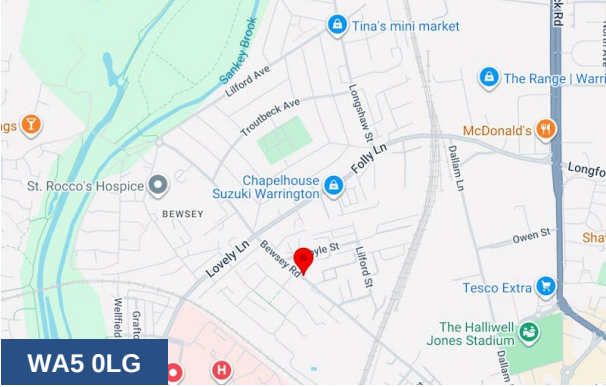
Rateable Value 26/27: £6,100
Rates Payable: small businesses may enquire through the local authority for full business rates relief if applicable.

Lease Terms

Available on a Tenants effectively Full Repairing and Insuring basis for a flexible period.

Rental

£9,000 Per Annum.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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