



115 Wilderspool Causeway, Warrington, WA4 6PX

Retail Unit

Summary

Tenure	To Let
Available Size	460 sq ft / 42.74 sq m
Rent	£15,000 per annum
Rates Payable	£3,193.60 per annum
Rateable Value	£6,400
EPC Rating	D (61)

Key Points

- Prominent A49 Position
- Low Rateable Value
- Recently Refurbished
- Currently a Salon
- Suitable for Various Uses
- Easy Parking to Front
- Parking to Rear
- Busy Road

Location

Prominently situated on the main A49 on the south side of Warrington Town Centre.

The property enjoys excellent links to the M6 and M56 Motorways.

A short walking distance from the Town Centre shops and amenities. The Village Hotel and Waterside Restaurant are also within close proximity.

Description

We are delighted to offer for rent a recently refurbished ground floor retail unit.

The unit is forecourt fronted with aluminium shop front and entrance door in a modern stylish grey finish.

The interior has recently been fully refurbished and is predominantly open plan with kitchen and wc facilities included.

The unit would also suit a variety of other retail trades in this busy main road position, within the Wire Regeneration Corridor.

Externally there is an open forecourt to the front and vehicular access to the rear, where a single space is included for the unit.

Currently a hair salon and fixtures and fittings are available to purchase from the outgoing tenant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	460	42.74
Total	460	42.74

Services

Mains electricity, water and drainage are connected.

Lease Terms

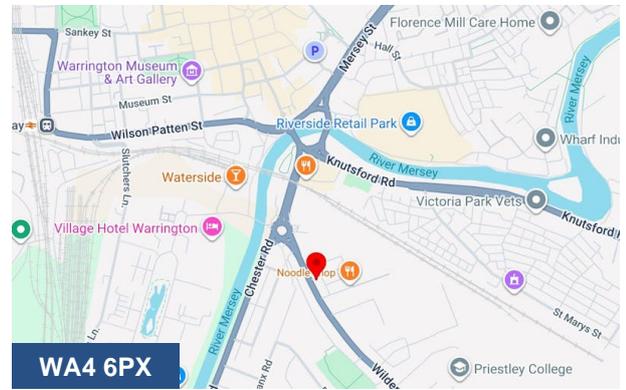
Available for a flexible term on a tenants effectively full repairing and insuring basis for a minimum 3 year period.

Rental

£15,000 per annum.

VAT

We are advised that VAT is not applicable to the property.



Viewing & Further Information



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