MORGAN WILLIAMS.

Retail
TO LET



2 Walton Road, Stockton Heath, Warrington, WA4 6NL

Prime Retail Unit

Summary

Tenure	To Let
Available Size	371 sq ft / 34.47 sq m
Rent	£16,000 per annum
Rates Payable	£4,407.50 per annum
Rateable Value	£10,250
EPC Rating	Upon enquiry

Key Points

- Available Early 2027
- Densley Populated Area
- Parking in Close Proximity
- Excellent Transport Links
- Prime Village Location
- Low Rateable Value
- Unmatched Visibility
- Sought After Location

Location

The property is proximately positioned fronting Walton Road, next to the traffic light junction with the A49 London Road, this is a prime location opposite Aldi within a busy and expanding residential and commercial market.

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

Description

An excellent opportunity to secure a new lease of one of the most prominently positioned units set in the ever popular Stockton Heath village, directly overlooking the the junction of Walton Road (A56) and London Road (A49).

Internally the property holds a good size open plan sales area upon immediate entry, which can be configured to the incoming tenants specification. The first floor houses further office space to accommodate a separate space for staff, also set on this floor are the w/c and staff kitchen facilities.

This space which has been ran as an estate agents and the repairs shop in its recent days, it would lend itself well to a similar use to add to the ever popular Stockton Heath commercial sector.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	187	Available
1st	184	Available
Total	**371**	

Rental

£16,000 per annum.

Services

Mains electricity water and drainage are connected.

Lease Terms

Available by way of a new tenants full repairing and insuring basis for a minimum 3 year term.

VAT

We are advised that VAT is not applicable to the above rental figure.



Viewing & Further Information



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