MORGAN WILLIAMS.

Retail
TO LET



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

Ground Floor Retail Unit

Summary

Tenure	To Let
Available Size	453 sq ft / 42.09 sq m
Rent	£17,000 per annum
Rates Payable	£5,348 per annum
Rateable Value	£14,000
EPC Rating	E

Key Points

- Popular Area
- Low Rateable Value
- Available Immediately
- Heavy Foot Flow
- Village Centre Location
- No Hot Food
- Parking to Front
- Excellent Transport Links

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

Set within the centre of Stockton heath, this corner plot ground floor retail premise which is available right away, this space holds possibility for a variety of trades to set foot within the ever popular village centre.

The ground floor comprises of a welcoming sales area immediately upon entry from the front door off Walton Road, with an access corridor leading to the rear of the space where the previous tenants kitchen space was utilised. Also within is the usual kitchen and w/c facilities with access to a rear yard where other local occupiers and residential tenants have their bin stores and vehicle access.

Directly outside the unit benefits from street parking, ideal for the tenant, extra on street parking on neighbouring roads are available conveniently.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	453	Available
Total	**453**	

Rental

£17,000 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.

Hot food uses will not be permitted.

VAT

We are advised VAT is not applicable.







Viewing & Further Information



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