MORGAN WILLIAMS.

Retail, Showroom

TO LET



6 Lovely Lane, Warrington, WA5 1NF

Large Showroom Premises

Summary

Tenure	To Let
Available Size	2,368 sq ft / 219.99 sq m
Rent	£40,000 per annum
Rates Payable	£15,120 per annum
Rateable Value	£35,000
EPC Rating	D

Key Points

- Highly Visible Location
- Alternate Uses Considered
- Good Storage Capabilities
- Available 2027
- Rear Loading Access
- Triple Frontage
- Extensive Parking to Rear
- Close to Morrisons Daily

Description

Here at Morgan Williams we have been instructed to bring to the rental market, this large and spacious showroom premises set within a parade of various retail occupiers.

The unit would lend itself well to a similar use as the space holds an impressive glass frontage, which is slightly recessed and set behind security shutters. Excellent advertising is available as the property spills out directly onto the ever busy Lovely Lane which welcomes an estimated 50k vehicles weekly once again reiterating the potential for extensive advertising due to the high volume of passing traffic.

Internally the unit boasts a large open plan sales/retail area with staff w/c and kitchen facilities to the rear which leads direct to the rear loading. Set to the rear of the premises is an already current storage area which has been partitioned off in order to separate the showroom from the internal stores.

Located on the first floor to the front is further storage via an internal staircase which can be converted to an office space, this has been done to the rear of the premises which is ideal for a private office.

Location

The property is prominently positioned fronting the A574 Lovely Lane, within close proximity to the roundabout junction with the A57 Sankey Way which holds national retailers Lidl and KFC.

Neighbouring occupiers are predominately within the retail sector, there is a Morrisons Daily Convenience store two doors down within the terrace with other independent businesses such as a local barbers, recruitment training centre and The Hatter public house.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	2,368	Available
Total	**2,368**	

Rental

£45,000 per annum.

Lease Terms

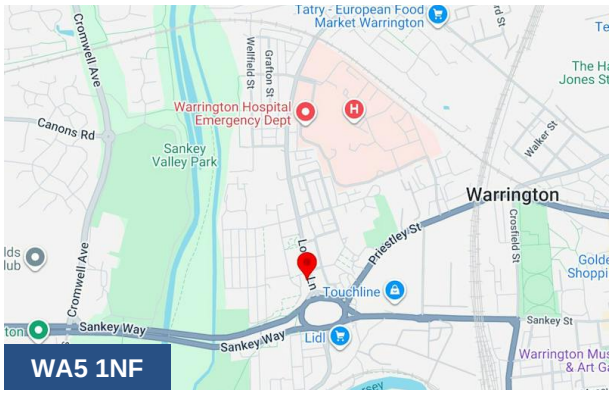
Available by way of a new tenants full repairing and insuring basis for a term to be agreed.

Services

Mains electricity, water and drainage are connected.

VAT

The above rental is quoted exclusive of VAT should it be applicable.







Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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