

to let

Superb Retail Unit

72.0 m² (774 ft²)



84 London Road
Stockton Heath
Warrington
WA4 6LE

- Prime Retail Location
- Open Plan Sales with Central Entrance
- Directly Opposite Piccolino
- Flexible Lease Length

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in the heart of Stockton Heath Village within the trendy boutique/night time area.

Stockton Heath is an affluent suburb of Warrington two miles to the south of the Town Centre.

Local occupiers include; fashion retailers, estate agents, restaurants, bars, kitchen and bathroom showrooms and a Sainsbury's Local supermarket. Marks & Spencer's Food is also nearby and there is plentiful parking in the vicinity.

Description

A fantastic opportunity has arisen to lease a sizeable ground floor shop with full width and height glazed shop front incorporating welcoming recessed central entrance door.

The unit boasts many appealing features including air-conditioning, timber boarded floor covering and recessed security shutter.

The shop floor is completely open plan and would suit a variety of retail trades in this outstanding location.

Accommodation

Net Internal Area

Sales Area	72.0 m ²	774 ft ²
Shop Depth	16.5 m ²	54 ft ²
Shop Width	4.4 m ²	14 ft ²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £21,500.

Payable 2019/20: £10,556.

There are currently rates incentives and rates holidays available for small businesses.

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a 6 year term with a rent review and Tenant break at the end of the 3rd year.

Short term lets will be considered, please ask for details.

Rental

~~£30,000~~ £27,500 per annum plus VAT.

Legal Costs

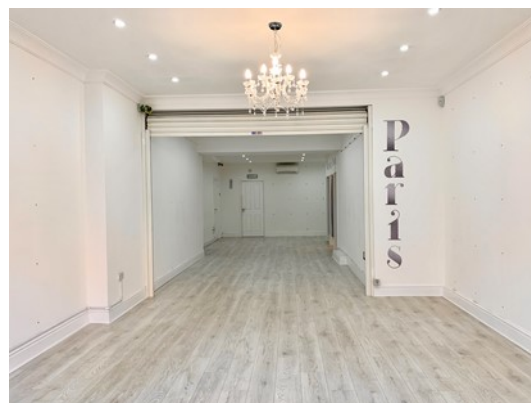
Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

RBates@morganwilliams.com



For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C-68



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.