

to let

Former Beauty Salon

108 m² (1,162 ft²)



Unit 5
The Warehouse Studios
Glaziers Lane
Culcheth
Warrington
WA3 4AQ



- Close to M6 and M62 Motorways
- Previously used as Beauty Salon
- Own Access with Separate Toilets and Kitchen Space

MORGANWILLIAMS.com

01925 414909

Location

The site has good parking and access to the Motorway Network is excellent with Junction 11 of the M62 within approximately 2 1/2 miles and junction 22 of the M6 within 2 miles .

Culcheth lies between Warrington and Leigh and the convenient Motorway access allows good communications with Manchester and Liverpool.

Description

A first floor with independent access. The unit is split level and has previously been used as a beauty Salon.

The Warehouse Studio's has a mix of operators already located on the site to include The Dress Studio and Black Sheep Wools.

Accommodation

Net Internal Area

Total	108 m²	1,162 ft²
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Services

Electricity, air conditioning and water are connected.

Rates

Rateable Value: £11,500.
Payable 2020/21: £5,279.

Tenants who qualify may be able to claim Small Business Rate relief, meaning they will have a zero rates bill at this property.

Lease Terms

This unit is available by way of a new full repairing and insuring lease for a minimum 2 year term.

Rental & Service Charge

Year 1: £10,000 per annum plus VAT.
Year 2: £11,000 per annum plus VAT.

A service charge is to be levied to cover the cost of maintenance and upkeep of the communal areas, which is to be agreed.

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.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

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.



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