

to let

Retail Unit

715.3 m² (7,696 ft²)



Retail Unit on
Wilderspool Causeway
Warrington
WA4 6QP

- Prominent Retail Unit on a Main Thoroughfare into Warrington Town Centre
- Off-Street Parking Across Frontage and Additional Parking to Rear
- Retail to Two Floors with Storage

MORGANWILLIAMS.com

01925 414909

Location

The unit is located within a row of commercial properties including a veterinary surgery and showroom premises.

Stockton Heath Village Centre and Morrison's Supermarket are immediately to the south and Warrington Town Centre 1 mile to the north.

Description

The property comprises a two storey retail unit with off-street parking across the frontage and additional parking to the rear.

Internally the ground floor provides an open plan retail area, store room, office and goods lift.

To the first floor there is an additional retail area with storage area.

The property is currently occupied as a furniture store

The premises would suit another retail trader or alternative user including leisure (subject to planning).

Link to Virtual Tour:

<https://my.matterport.com/show/?m=94SQbWdyaUL>

Accommodation

Net Internal Area

| | | |
|--------------|----------------------------|-----------------------------|
| Ground | 367.0 m ² | 3,948 ft ² |
| First | 348.3 m ² | 3,748 ft ² |
| Total | 715.3 m² | 7,696 ft² |

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £31,000
Payable 2020/21: £15,469

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

Rental

£40,000 per annum.

Legal Costs

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

Contact

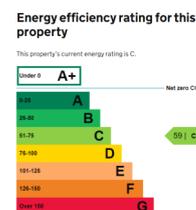
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Malcolm Morgan MMorgan@morganwilliams.com
Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

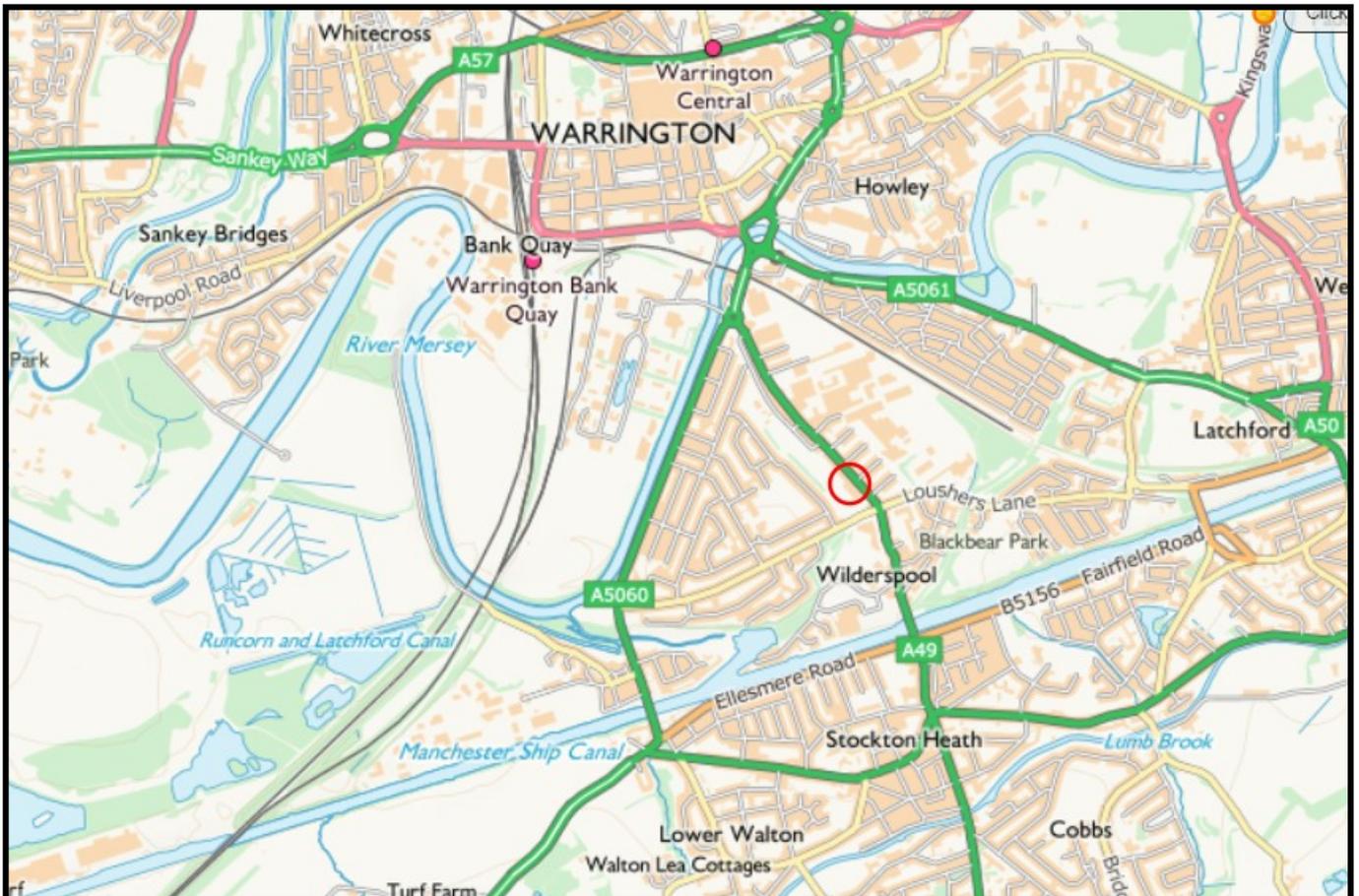
SUBJECT TO CONTRACT
EPC Score Band C—59



E&OE

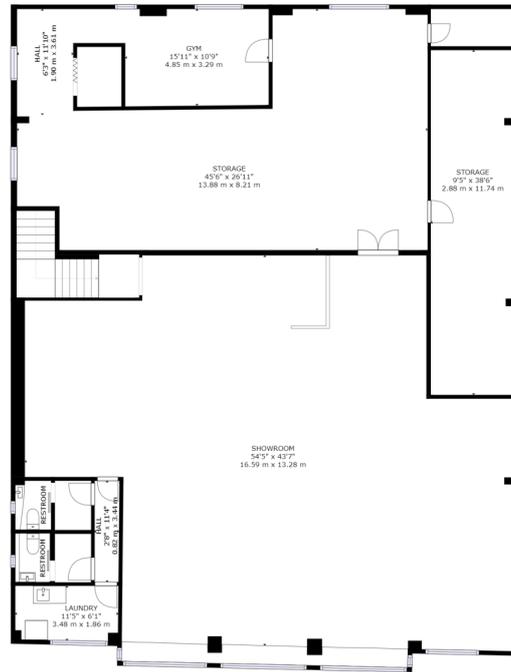
- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

Location Plan



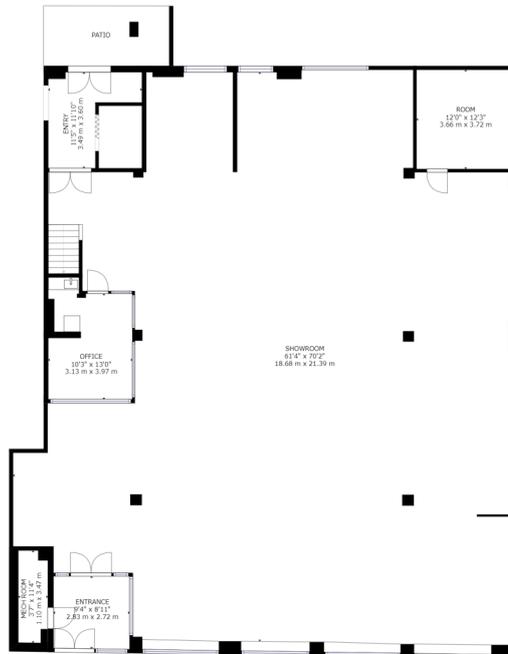
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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 4176 sq. ft. 388 m², FLOOR 2: 3985 sq. ft. 370 m²
EXCLUDED AREAS: , PATIO: 114 sq. ft. 11 m²
TOTAL: 8161 sq. ft. 758 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
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