

to let

Retail Unit

32.8 m² (353 ft²)



The Courtyard
24 Common Lane
Culcheth
Warrington
WA3 4HA

- Established Shopping Precinct
- Secure Unit with Internal Roller Shutter
- Located in the Heart of Culcheth
- Available from February 2023

MORGANWILLIAMS.com

01925 414909

Location

Located in the heart of the thriving village of Culcheth, just off Common Lane, The Courtyard precinct consists of 5 retail units, with office space located above with the Italian restaurant, Il Cortile, located facing the units.

The precinct is located just off Common Lane, which is a main through road of the village.

The other units on the precinct are currently occupied by 5th Avenue Nail & Beauty Salon, Samuel Peter Hairdressers and Allure Ladies Boutique. We are unable to put any uses in occupation that conflict with the other tenants.

Description

A ground floor retail unit suitable for a variety of trades.

This secure unit benefits from an open plan sales area, with a kitchen and WC to the rear. There is an electric internal shutter to the front.

The Courtyard has a dedicated car park for staff and customers.

Accommodation

Net Internal Area

Retail	28.9 m ²	311 ft ²
Kitchen/Store	3.9 m ²	42 ft ²
Total	32.8 m²	353 ft²

Services

Mains electricity, water, and drainage are connected.

Rates

Rateable Value: £7,700.
Payable 2022/23: £3,842.30.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council to check eligibility.

Lease Terms

Available on a new lease, for a negotiable term (minimum term of 2 years to first break), on a Tenants internal Repairing and Insuring basis (meaning the tenant will contribute to the buildings insurance).

Rental & Service Charge

£8,500 per annum.

There is a service charge levied for the upkeep of the communal areas, refuse disposal, communal utility charges and management the cost of this is £275 per quarter.

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.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band ????

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.



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