

to let / may sell

Fantastic Trade Counter Unit

369.7 m² (3,980 ft²)



Unit 6
Priestley Street
Warrington
WA5 1TF

- Superb Trade Counter Location
- Main A57 Road Frontage
- Next Door to Plumbase Merchants
- Parking to Front

MORGANWILLIAMS.com

01925 414909

Location

Occupying a highly prominent location on Priestley Street, the Main A57 Southern Expressway on the western fringe of Warrington Town Centre.

Situated in a busy commercial area containing Selco Builders Warehouse, Warrington Volkswagen, Savoy Honda, Kia Motors, National Tyres and Rock Oil.

Description

We are delighted to offer for rent or sale this modern end terraced trade counter unit, that is situated in a highly sought after position where properties become rarely available.

Internally the unit comprises an attractive trade counter area with offices and warehouse. There is also a large mezzanine floor providing further extensive storage. There is a disabled customer wc facility and staff kitchen and wc facilities included.

There is rear loading access onto a communal service yard and car parking at the front and rear.

The property is currently occupied by Plumbase Merchants, who are relocating into the unit next door.

The property enjoys a prominent corner position and benefits from considerable advertising potential.

Accommodation

Gross Internal Area

Ground	202.5 m ²	2,180 ft ²
Mezzanine	167.2 m ²	1,800 ft ²
Total	369.7 m²	3,980 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £15,750.
Payable 2020/21: £7,859.

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

Lease Terms & Rental

A new 5 or 10 year Full Repairing and Insuring Lease is available, subject to an upward only rent review at the end of the 5th year, at a commencing rental of £20,000 per annum exclusive.

Sale Price

Alternatively our Clients may consider a sale of their long leasehold interest, price upon application.

VAT

We understand that the property is not currently VAT registered, however, for the avoidance of doubt the above rental and sale prices are quoted exclusive of VAT.

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 - Available on Request

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.