

to let

Corner Ground Floor Retail Unit

55.4 m² (596 ft²)



165 Padgate Lane
Padgate
Warrington
WA1 3SW

- Well Regarded Location
- Prominent Corner Position
- Fully Fitted Out for Beauty Training
- On-Street Parking to Side
- Large Volumes of Passing Traffic

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently positioned on the corner of Padgate Lane and Oakland Street, within a popular and busy residential area, with retail property fronting Padgate Lane, on the opposite side of Oakland Street is the King & Queen Public House.

Description

We are delighted to offer for rent a newly formed corner retail unit.

There are display shop front window openings to either side of a recessed glazed entrance door.

Internally the accommodation comprises open plan sales area, rear kitchen and wc facility.

The property was most recently used for beauty training and is currently fully fitted for this purpose, however, it would lend itself well for other salon purposes or general retail uses, in this highly visible prominent location.

On-street parking is available to the side along Oakland Street.

Accommodation

Net Internal Area

Ground	55.4 M ²	596 Ft ²
--------	---------------------	---------------------

Services

Mains electricity, water and drainage are connected.

Rates

To be separately assessed.

Lease Terms & Rental

Available by way of a new full repairing and insuring lease for a 3 or 5 year term, at a commencing rental of £12,000 per annum.

VAT

We are advised that VAT is not currently applicable.

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



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.