

to let

Retail Unit



82 Dam Lane

Woolston

Warrington

WA1 4EP

- First Floor Retail Unit
- Established Shopping Precinct
- On-Site Car Park to Front and Rear

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on a small shopping precinct within a residential area of Warrington.

Warrington Town Centre is situated 3 miles to the West and is accessible via the A57 Manchester Road, which also provides access to Junction 21 of the M6 1 mile to the east.

Description

This refurbished first floor retail unit comprises an open retail space to the front, with kitchen and WC to the rear. There are external steel security shutters to the front window and door. To the rear there is a fire escape walkway leading into the rear car park.

There is ample parking on site, to both the front and rear of the property.

We are unable to put in any uses in the unit that clash with other Tenants on the precinct. Other occupiers include but are not limited to Tesco Express, Sindh Indian Cuisine, Café Ocho, Fish & Chip Shop, and a dentist. Please enquire and we can confirm if your proposed use is acceptable.

Accommodation

Net Internal Area

Total	37.1 m ²	399 ft ²
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Services

Mains electricity, water and drainage are connected.



Rates

The unit currently has a joint Ratings assessment with the property next door as they were previously occupied by the same Tenant and were interconnected. A split assessment is required.

We expect that the unit will qualify for Small Business Rate Relief, meaning that qualifying Tenants will not have to pay any Business Rates.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term.

Rental & Service Charge

£6,000 per annum.

A service charge is payable for the service usage, maintenance and upkeep of the common areas. (Currently the cost of this is circa £1,215 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.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

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.