

to let

Fully Fitted Hairdressing/Salon/Retail Unit

37.6 m² (405 ft²)



4 Lovely Lane
Warrington
WA5 1NF

- Highly Visible Location
- Fully Fitted Option Available
- Long Established Hair Salon
- Busy Retail Parade
- Next Door to McColls

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently positioned fronting the A574 Lovely Lane, close to the roundabout junction with the A57 Sankey Way.

Surrounding occupiers are predominantly retailers fronting Lovely Lane, there is a McColl's Convenience store immediately next door.

The unit is extremely visible to passing traffic and the busy roundabout junction opposite.

Description

We are pleased to offer a new Lease of an established hairdressing salon, that has been in current ownership for some considerable time.

The unit is ground floor only and comprises open plan salon/retail sales, together with stores, kitchen and wc facilities at the rear.

The unit is currently fully fitted and ready for trade and all fixtures and fittings are available for purchase for £2,500 and these include salon chairs, backwash chairs, reception counter, wall mirrors etc.

It would also suit other retail trades with a requirement for a busy main road frontage, such as beauty salons, nail bars etc.

To the rear is a loading access and plenty of on-street car parking.

Accommodation

Net Internal Area

Total	37.6 m²	405 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £4,950.

Small Business Rates Payable 2022/23: Zero.

Non-Small Business Rates Payable 2022/23: £2,470.

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

Lease Terms

Available by way of a new Tenants full repairing and insuring Lease for a 3 or 5 year term.

Rental

£10,000 per annum exclusive of VAT, should it be applicable.

The fixtures and fittings are available for separate purchase in the sum of £2,500 exclusive of VAT, should it be applicable.

VAT

We understand that the property is not currently registered for 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 - 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.



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