

to let

Ground Floor Retail/Salon

93.9 m² (1,011 ft²)



101A Buttermarket Street
Warrington
WA1 2NL

- Close to Town Centre
- Car Park to Rear
- Prominent Position
- Large Unit
- Low Rent Per Square Foot

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated on the lower section of Buttermarket Street, within Warrington Town Centre.

Opposite the property is a parade of shops with public car parking, whilst to the rear is the Cockhedge Retail Centre.

The property is highly visible to passing traffic heading along the main A49.

Description

A ground floor shop unit that comprises an open plan retail area with direct access from Buttermarket Street.

The property, until recently, was in long term use as a beauty salon and will be suitable for this type and similar salon based uses.

Kitchen and WC facilities are available.

Internally the floor space is extensive, with a large sales floor and rear rooms, making it ideal for multi-purposes.

A car park is available to the rear where parking spaces can be rented from the Landlord.

Accommodation

Net Internal Area

Total	93.9 m²	1,011 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £7,100.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2023/24: £3,543.

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 effectively full repairing and insuring lease for a minimum of 3 years.

Rental

£10,000 per annum.

VAT

We are advised that VAT is not applicable.

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 TBC

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.