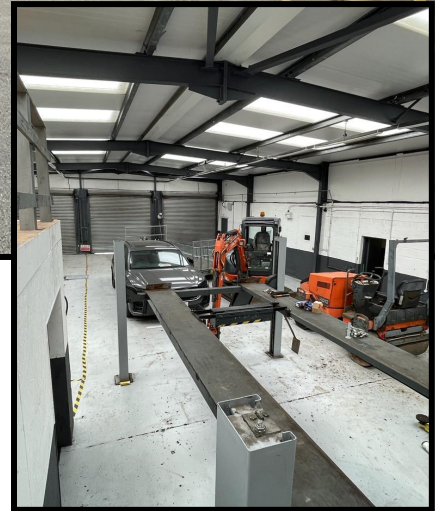


# to let

Garage / Workshop Unit

295.3m<sup>2</sup> (3,177 ft<sup>2</sup>)



Garage Premises  
Picow Farm Road  
Runcorn  
WA7 4UN

- Established Garage Premises
- Situated on Picow Farm Road
- Fully Fitted MOT Workshop (Equipment Available by Separate Negotiation)
- Potential for Class 7 MOT (Subject to Negotiation).

**MORGANWILLIAMS**.com

**01925 414909**

## Location

The property occupies a prominent position on Picow Farm Road close to its junction with the A557 Weston Point Expressway.

The new Mersey Gateway Bridge is accessible within 2.5 miles via Picow Farm Road and the A533, providing access to the Town of Widnes in the north.

The surrounding area is predominantly industrial with some trade counters and retail along Picow Farm Road with residential accommodation to the south and east.

## Description

The property comprises an established MOT / Mechanical workshop with external space suitable for storage or car sales pitch.

Internally there is an open plan workshop suitable for MOTs, off the workshop space there is an office, kitchen and WC. There are additional offices including reception and waiting area to the frontage.

The unit is situated on a shared site with access via double steel gates from Picow Farm Road. Other occupiers on the site include Harrowden Turf, Gallery Kitchens & Bathrooms and Runcorn Hand Car Wash.

The unit is fully equipped and ready to open as an MOT centre, and the is available by way of a separate negotiation.

## Accommodation

Gross Internal Area

Total	295.3 m <sup>2</sup>	3,177 ft <sup>2</sup>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £12,250

Business Rates Payable 2022/23: £6,112.75

Qualifying businesses may be eligible for a discount through 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 minimum of 3 years.

## Rental

£36,000 per annum.

The equipment fitted within the unit is available by way of a separate negotiation.

## 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](http://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.