

# to let

Retail Unit

42.7 m<sup>2</sup> (460 ft<sup>2</sup>)



493 Warrington Road  
Culcheth  
Warrington  
WA3 5QU

- Prominent End-Terraced Retail Unit
- Located on a Main Thoroughfare through Culcheth Village
- Former Sun-Bed Shop, Suitable for a Variety of Trades

MORGANWILLIAMS.com

**01925 414909**

## Location

The property occupies a prominent position on the edge of Culcheth Village Centre, fronting the A574 Warrington Road which is one of the main thoroughfares of the village.

This unit occupies an end terrace on a development of four ground floor commercial units, with separately accessed living accommodation above (not included with the letting). The other occupiers of the development are Rutland House Veterinary Surgery, Unsworth's Funeral Service and the Men's Room Barber Shop.

Culcheth is approximately 6.5 miles to the north of Warrington, and 4.5 miles south of Leigh.

## Description

The property comprises a self contained, ground floor retail unit which was formerly occupied as a Sun Bed Salon. The unit is suitable for a variety of trades.

Internally the property provides an open retail area to the front, with storage, a kitchen and WC to the rear. There is a small yard area for bin storage at the rear.

There is one parking space for staff at the rear of the premises.

## Accommodation

Net Internal Area

<b>Total</b>	<b>42.7 m<sup>2</sup></b>	<b>460 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

There is a 3-phase electricity supply.

## Rates

Rateable Value: £7,600.

Business Rates Payable 2023/24: £3,792.40.

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 minimum of 3 years.

## Rental

£12,500 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

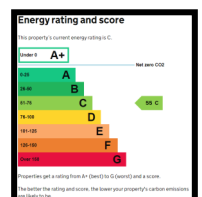
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**SUBJECT TO CONTRACT**

**EPC Score Band C–55**



## 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.