

to let

Ground Floor Retail/Salon

59.7 m<sup>2</sup> (641 ft<sup>2</sup>)



114 Bridge Street  
Warrington  
WA1 2RU

- Nicely Fitted Out
- Rear Parking Space
- Ideal for Beauty and Hair
- Ground Floor Only
- Fully Glazed Shop Front

MORGANWILLIAMS.com

01925 414909

## Location

The property is situated in the lower section of Bridge Street close to Bridgefoot, which is the gateway to Warrington.

Conveniently situated for the Time Square Multi-Storey Car Park and all other Town Centre amenities.

## Description

We are pleased to offer a new Lease of the ground floor only of this period building.

There is a fully glazed shop front incorporating entrance door.

The front section is open plan and nicely fitted out.

To the rear are wc and kitchen facilities.

There is a single parking space at the rear.

The property is ideal for retail or salon purposes and neighbouring property includes beauty and hair salons and barber shops.

## Accommodation

Net Internal Area

Total	59.7 m <sup>2</sup>	641 ft <sup>2</sup>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £10,500.

Small Business Rates Payable 2023/24: Zero.

Non-Small Business Rates Payable 2023/24: £3,992.

Qualifying businesses will be eligible for a Small Business Rate Relief. Interested parties should enquire with the Local Authority to confirm their eligibility.

## Lease Terms

The property is available by way of a new Lease direct from the Landlord, for a minimum 3 year term, on a tenants effectively full repairing and insuring basis.

## Rental

£15,600 per annum.

## VAT

We are advised that VAT is not applicable to the property.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

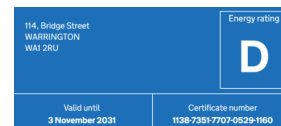
Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band D**



### 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.