

to let

Prestigious Office Building

155.4 m² (1,673 ft²)

UNDER OFFER



10 Grappenhall Road
Stockton Heath
Warrington
WA4 2AG

- Stockton Heath Village Centre
- Ideal for Professional Practices
- Rear Parking for 8 cars
- Unique & Full of Character
- Scarcely Available on Market

MORGANWILLIAMS.com

01925 414909

Location

The property is located on Grappenhall Road, a main thoroughfare into Stockton Heath Village Centre, a well regarded and popular location in South Warrington.

Stockton Heath is a busy shopping area, where excellent local amenities are available. A Morrisons store and petrol filling station is situated within 400m. Warrington Town Centre is 2 miles to the north.

Commercial properties on this section of Grappenhall Road are rarely available, as they combine pedestrian and vehicular access perfectly. Further along Grappenhall Road are substantial residencies.

Description

We are delighted to bring to the rental market a prestigious two storey semi-detached period office building within this busy and well regarded Village Centre.

The property is ideal for professional organisations and neighbouring property is predominantly occupied by legal practices.

To the rear of the property is an 8 berth (double banked) car park. Also to the rear is a garden area and to the side is a pathway and garden to the front. There is also on-street parking to the front, making it easy for Clients and Customers to visit.

The interior comprises various sized office rooms, with period features and kitchen and wc facilities.

Accommodation

Net Internal Area

Ground	86.0 m ²	926 ft ²
First	69.4 m ²	747 ft ²
Total	155.4 m²	1,673 ft²

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £11,250

Small Business Payable: Zero.

Non-Small Business Rates Payable 2023/24: £5,613.

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, incorporating periodic upward only rent reviews.

Rental

£30,000 per annum.

VAT

We are advised 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

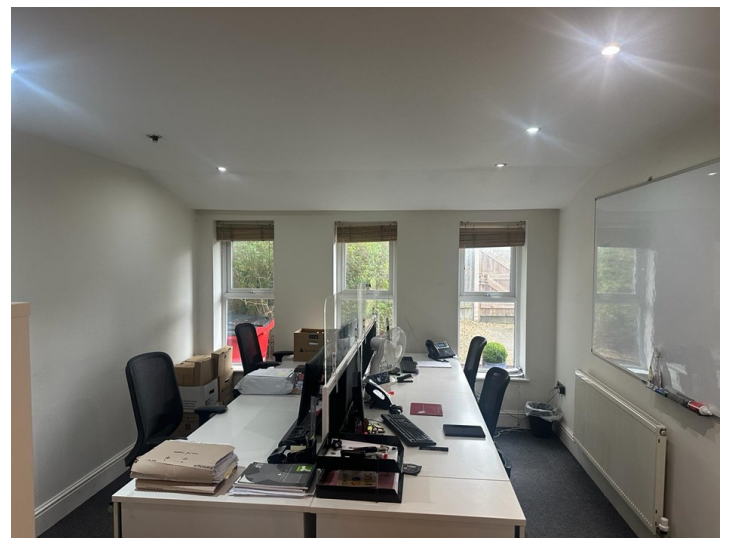
SUBJECT TO CONTRACT

EPC Score Band TBC



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.



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