

to let

Retail Unit within Busy Shopping Parade

159 m² (1,706 ft²)



Unit 9
Westbrook Shopping Centre
Wesbrook
Warrington
WA5 8UG

- Close to Large Asda Foodstore
- Popular Shopping Centre
- Prominently Positioned
- Busy Shopping Parade

MORGANWILLIAMS.com

01925 414909

Location

Westbrook Shopping Centre is 2 miles north west of Warrington Town Centre and 1 mile from junction 8 of the M62 Motorway accessible to both Manchester and Liverpool.

Gemini Retail Park is nearby where retailers include Marks & Spencer, Next, Boots and the UK's first ever IKEA store are situated.

Description

The shop is ground floor with a first floor accessed by a staircase at the rear. It forms part of Westbrook District Shopping Centre adjacent to a 60k ft² Asda Foodstore, retail parade, fully occupied office block and a 10 screen Odeon Cinema served by a large free surface car park.

Other retailers include Costa Coffee, Greggs, Subway, British Heart Foundation, Cohen's Chemist and Card Factory.

Accommodation

Net Internal Area

Ground	95 m ²	1, 018 ft ²
First	64 m ²	688 ft ²
Total	159 m²	1,706 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £13,750.
Business Rates Payable 2023/24: £6,861.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Interested parties are asked to make their own enquiries on the amounts payable during any transitional rates phasing period.

Lease Terms

A new lease is available for a term of years to be agreed on a full repairing and insuring basis, outside the provisions of the Landlord and Tenant Act, subject to periodic rent reviews and the Landlord's standard lease.

Rental & Service Charge

£18,000 per annum exclusive of VAT.

A service charge is payable in respect of repairs, cleaning, security and management of the centre, based on a floor area percentage of the centre as a whole.

In addition, buildings insurance is charged by the landlord. Further information is available on request.

VAT

We are advised that VAT is registered for VAT.

Contact

Ian Scott - iscott@morganwilliams.com

For details of other properties, our website address is www.morganwilliams.com

Subject to Contract

EPC Rating – 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.



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.