

to let

Double Unit - Retail, Food, Coffee Etc

147.7 m² (1,589 ft²)



59-61 London Road
Stockton Heath
Warrington
WA4 6SG

- Prime Main Road Position in Village Centre
- Large Open Plan Double Unit
- Includes Part First Floor Storage
- Superb Location
- Large Car Park Opposite

MORGANWILLIAMS.com

01925 414909

Location

The property is situated in the prime retail section of Stockton Heath Village, an affluent suburb of Warrington, 2 miles to the south of the Town centre. Nearby occupiers include Boots the Chemist, BetFred and Hays Travel Agents.

Parking in the Village is plentiful with on-street, The Forge (140 spaces) and Church Farm Precinct (80 spaces).

We are of the opinion that this is the best location in Stockton Heath and its double main road frontage is perfect for advertising and people watching.

Description

We are delighted to bring to the rental market this fantastic double unit, formerly Costa Coffee.

It will be perfect for other coffee shops, restaurants and other retail uses.

The property comprises a large open plan ground floor, with lovely glazed frontage and entrance door. There are wc facilities included and stores to part of the first floor.

Costa are due to vacate imminently and a new long term Lease is available direct from the Landlord.

There is a service road at the rear for loading and limited roadside parking is available.

Units in this prime pitch are rarely available, let alone double units, which are extremely scarce. We expect demand to be high for this property.

Accommodation

Net Internal Area

Ground	105.8 m ²	1,138 ft ²
First	41.9 m ²	451 ft ²
Total	147.7 m²	1,589 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £40,500.

Business Rates Payable 2023/24: £22,113.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 5 years, incorporating periodic upward only rent reviews.

Rental

£48,000 per annum.

VAT

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

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 - Available on Request

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.