



**493 Warrington Road, Culcheth, Warrington, WA3 5QU**  
Retail Unit

Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	460 sq ft / 42.74 sq m
<b>Rent</b>	£12,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>BER Rating</b>	Upon enquiry

Key Points

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

## 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.

## 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.

## Services

Mains electricity, water and drainage are connected.

There is a 3-phase electricity supply.

## Local Authority

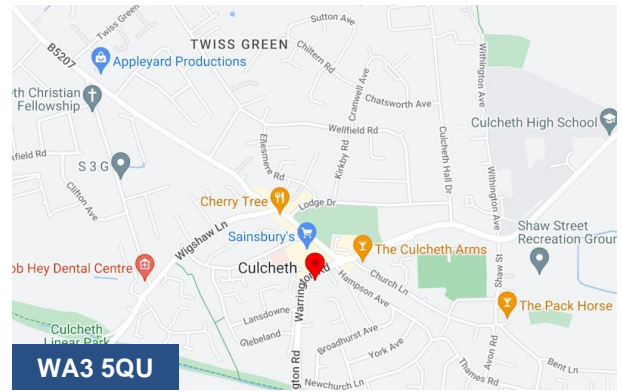
Warrington

## 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.



## Viewing & Further Information



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