



Duchess House, 96 Wilderspool Causeway, Warrington, WA4 6PU

Detached Period Building

Summary

Tenure	To Let
Available Size	824 to 1,877 sq ft / 76.55 to 174.38 sq m
Rent	£28,000 per annum
Service Charge	N/A
Business Rates	The building currently has multiple Rateable Values
BER Rating	D (94)

Key Points

- South Warrington Location
- High Specification Fit-Out
- Fronting Busy A49
- Parking to Rear
- Can Be Split
- Imposing Building

Location

Prominently situated on the main A49 on the south side of Warrington Town Centre.

The property enjoys excellent links to the M6 and M56 Motorways.

It is a short walking distance from the Town Centre shops and amenities. The Village Hotel and Waterside Restaurant are also within close proximity.

Description

We are pleased to offer for rent a substantial period two storey with basement detached property that is fitted out to a high standard and retains many original features.

The building is divided into individual rooms of varying size, including a large welcoming reception area and attractively finished male and female wc and kitchen facilities.

The basement spans beneath the entire building and is accessed via an internal stair, this provides good quality storage albeit with a limited head height.

Externally, there are pathways surrounding the building and to the rear and side there is an open parking area for up to 5 cars.

The property was previously used for beauty, treatment and training and it would lend itself well to similar uses or for medical or office purposes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	824	76.55
1st	1,053	97.83
Total	1,877	174.38

Terms

Available by way of a new Tenant's full repairing and insuring lease for a 3 or 5 year term.

Rental

£28,000 per annum exclusive.

Services

All mains services are connected.

There is a gas fired central heating system.

Partial air-conditioning is installed.

Business Rates

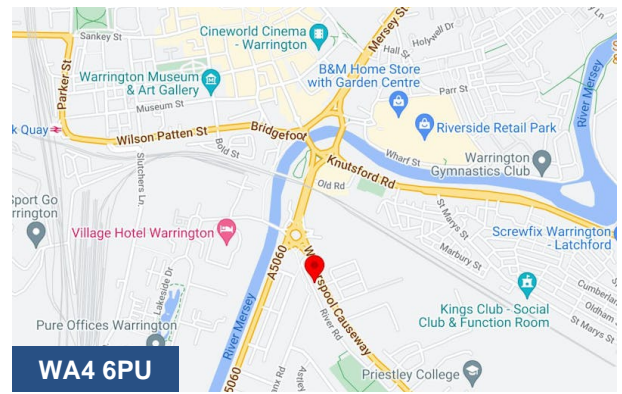
The property currently has multiple Rateable Values.

VAT

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

Legal Costs

Each party are to be responsible for their own.



Viewing & Further Information



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