



## 59-61 London Road, Stockton Heath, Warrington, WA4 6SG

Double Unit - Retail, Food, Coffee Etc

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 1,589 sq ft / 147.62 sq m |
| <b>Rent</b>           | £48,000 per annum         |
| <b>Business Rates</b> | Upon Enquiry              |
| <b>EPC Rating</b>     | B                         |

### Key Points

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

## 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.

## 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.

## Services

Mains electricity, water and drainage are connected.

## Local Authority

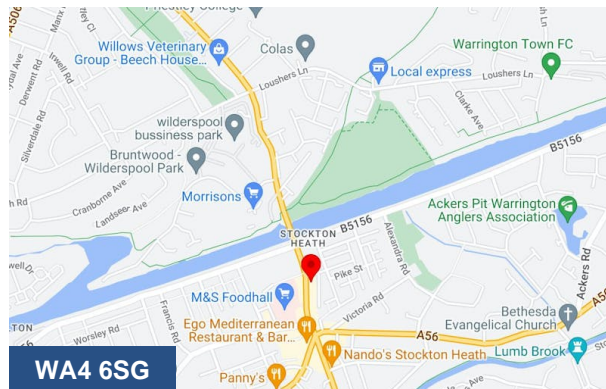
Warrington

## 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.



## Viewing & Further Information



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