



3 Academy Place, Warrington, WA1 2NR

Town Centre Ground Floor Retail Unit

Summary

Tenure	To Let
Available Size	1,228 sq ft / 114.08 sq m
Rent	£15,000 per annum
Service Charge	N/A
Rates Payable	£5,239.50 per annum
Rateable Value	£10,500
BER Rating	C (73)

Key Points

- Prominent Position
- Close to All Town Centre Amenities
- Secure Retail Space

Location

The property is prominently located on Academy Way, opposite to the Cockhedge Shopping Centre and at the bottom end of Buttermarket Street on the edge of Warrington town centre.

A newly built 144 unit residential apartment block is located directly opposite.

Description

The unit is ground floor only and comprises of several rooms, with a large storage area at the rear.

The property has the benefit of electronically operated roller shutters to the main shop front and at the side.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,228	114.08
Total	1,228	114.08

Services

Mains electricity, water, gas and drainage are connected.

Business Rates

Rateable Value: £10,500.

Non Small Business Rates Payable 2024/25: £5,239.50.

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

Lease Terms

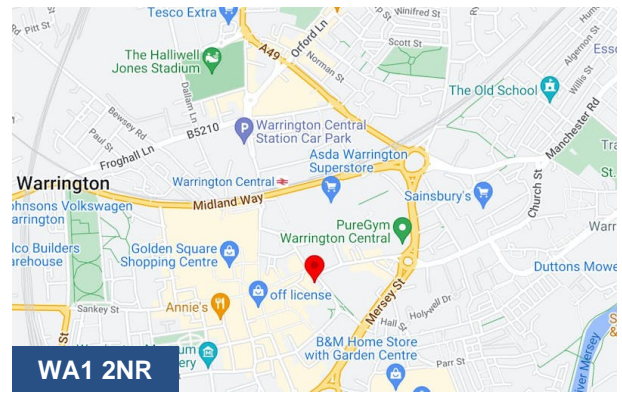
Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rental

£15,000 per annum.

VAT

We are advised that VAT is not applicable on the property.



Viewing & Further Information



Ian Scott

01925 414909

iscott@morganwilliams.com

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