



## 2 Cinnamon Lane, Fearnhead, Warrington, WA2 0BD

Prominent Retail/Office Premises

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	780 to 1,738 sq ft / 72.46 to 161.47 sq m
<b>Rent</b>	£24,000 per annum
<b>Rates Payable</b>	£2,844.30 per annum
<b>Rateable Value</b>	£5,700
<b>BER Rating</b>	Upon enquiry

### Key Points

- 3 Parking Spaces
- Opposite Fearnhead Cross
- Densely Populated Area
- Solar Panels Installed

## Description

We are delighted to offer for rent an extremely prominent two-storey, semi-detached office building benefiting from 3 off-road parking spaces.

Internally the ground floor provides; welcoming corner reception area, separate office, kitchen and disabled wc. To the first floor there is a meeting room, a further two offices and a wc/shower room.

Externally the property directly fronts the pavement and there is an area of off-road parking to the side, where 3 spaces are available. There is also a large public car park opposite that services Fearnhead Cross District Centre.

The property was previously used as an A2 retail/office and as such standard retail, financial retail and office uses should be appropriate. Food retail uses may also be appropriate, subject to planning.

Whilst our Client's preference is a letting of the whole property, enquiries for separate parts may be considered, in this regard 2 small ground floor separate retail units and a first floor office could be achievable, subject to negotiation and planning.

## Location

The property is situated at the junction of Cinnamon Lane and Fearnhead Lane/Insal Road, which is 2.5 miles northeast of Warrington. The surrounding area is predominantly residential with local amenities close by.

The property is well located with Junction 21 of the M6 motorway located 2.5 miles southeast, and Junction 9 of the M62 motorway 3 miles northwest.

The closest railway station is Padgate which is 0.5 miles south of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	958	89
1st	780	72.46
<b>Total</b>	<b>1,738</b>	<b>161.46</b>

## Services

Mains electricity, water and drainage are connected.

## Lease Terms

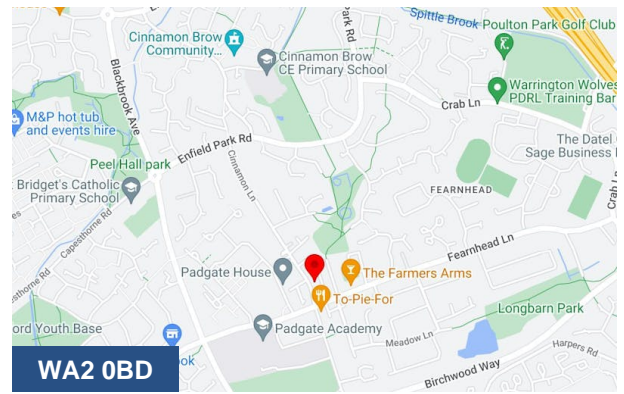
Available by way of a new tenants full repairing and insuring lease for a flexible term, incorporating periodic upward only rent reviews.

## Rental

£24,000 per annum.

## VAT

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



## Viewing & Further Information



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Total floor area 192.9 sq.m. (2,076 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox