



## Unit 2A, The Stables, Warrington, WA2 7NW

### Ground Floor Showroom Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,000 sq ft / 185.81 sq m
<b>Rent</b>	£21,000 per annum
<b>Rates Payable</b>	£4,590.80 per annum
<b>Rateable Value</b>	£9,200
<b>EPC Rating</b>	B (39)

#### Key Points

- Open Plan Showroom
- Private Front Courtyard
- Close to Town
- Excellent Signage Profile
- Opposite Rugby Stadium
- Ideal Starter Unit
- Easy Access to A49
- Perfect For Darts Hall

## Description

An open plan showroom with separate wc and kitchen facilities.

Exposed brickwork with modern industrial feel.

There is an enclosed front courtyard.

It was previously a long established fire place showroom and similar uses will be appropriate.

The quoting rent is just £10.50 psf.

Roadside parking is available along Buckley Street and Erwood Street.

## Location

Situated on Buckley Street opposite the Warrington Wolves and Tesco Extra, on the periphery of Warrington Town Centre, in a developing area.

The busy A49 Winwick Road can be reached within 200 metres.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,000	185.81
<b>Total</b>	<b>2,000</b>	<b>185.81</b>

## Services

Mains electricity, water, gas and drainage are connected.

## Lease Terms

The unit is available for a flexible term on a Tenants effectively full repairing and insuring basis.

## Service Charge

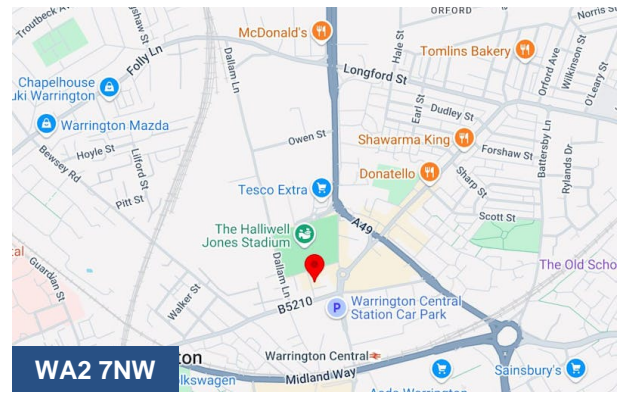
Levied in respect of communal issues and maintenance.

## VAT

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

## Rental

£21,000 per annum.



## Viewing & Further Information



**Rob Bates**

01925 414909

rbates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/01/2025