



PROMINENT FRONTAGE TO FOLLY LANE

Unit 4 Lovely Lane, Warrington, WA5 0AB

Ground Floor Retail Unit with Morrisons and BetFred as Neighbouring Occupiers

Summary

Tenure	To Let
Available Size	985 sq ft / 91.51 sq m
Rent	£14,000 per annum
Service Charge	Levied to cover communal obligations.
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
EPC Rating	Upon enquiry

Key Points

- Large Double Frontage
- Densely Populated Area
- New Lease Available
- On-Site Parking

Description

We are pleased to offer for rent this modern ground floor retail unit that forms part of this popular and prominent retail centre.

Notable neighbouring occupiers are Morrisons and BetFred.

The unit is ground floor only and benefits from a large open plan shop floor.

Rear stores, wc and kitchen facilities are provided.

This particular unit boasts the largest frontage within the scheme, having two wide shop fronts and a welcoming angled entrance.

The property will shortly be vacated by St Roccas Hospice and will be ideally suited to many retail businesses.

There is a communal car park at the side of Morrisons.

Accommodation

Name	sq ft	sq m
Ground - Ground Floor Retail Unit	985	91.51
Total	985	91.51

Lease Terms

The unit is available on a Tenants effectively full repairing and insuring basis for a minimum 5 year term.

Rental

£14,000 per annum.

Services

Mains electricity, water and drainage are connected.

Business Rates

Rateable Value: £18,250.

Small Business Payable: Zero.

Non-Small Business Payable 2023/24: £9,106.75.

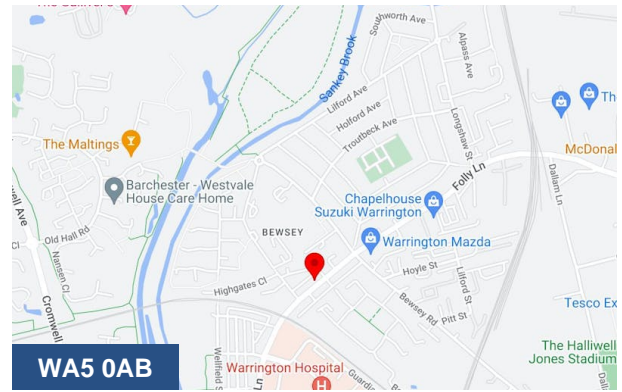
Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

VAT

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

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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