



## 2 Church Road, Lymm, WA13 0QH

### Delightful Ground Floor Office Suite

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	242 to 955 sq ft / 22.48 to 88.72 sq m
<b>Rent</b>	£18,000 per annum
<b>Rates Payable</b>	£5,613.75 per annum
<b>Rateable Value</b>	£11,250
<b>EPC Rating</b>	D

#### Key Points

- Stunning Property
- Main Road Location
- High Specification Internal Fit-Out
- Close to Lymm Village Centre
- Potential for Retail/Showroom STP

## Location

The property is prominently situated fronting the A56 Church Road, Lymm opposite Eagle Brow, which leads to Lymm Village Centre within a quarter of a mile.

The property is roughly equidistant between Warrington and Altrincham Town Centres and the A56 conveniently leads to the M56 Motorway and Manchester Airport.

## Description

The ground floor and basement of a two storey detached property, which retains period features and includes a parking space to the rear.

Internally the accommodation is fitted out to an extremely high standard incorporating quality full height glazed partitioned offices and partial wood flooring. There is a new fitted kitchen and wc facility included. The basement, provides storage and amenity and is accessed via an internal spiral staircase.

The location is excellent with high volumes of passing traffic, opposite Eagle Brow, which leads directly into Lymm Village where a good range of amenities are available.

The property is ideally suited for office purposes but would lend itself well as a retail showroom or salon, subject to planning permission as necessary. It has previously been used as an Estate Agency and this type of use would be perfect.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	713	66.24
Basement	242	22.48
<b>Total</b>	<b>955</b>	<b>88.72</b>

## Services

Mains electricity, water, gas and drainage are connected.

## Rates

Rateable Value: £11,250.

Small Business Rates Payable 2024/25: Zero.

Non-Small Business Rates Payable 2024/25: £5,613.75 (Approx).

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

## Lease Terms

The property is available by way of a new Tenant's Full Repairing and Insuring Lease for a 3 or 5 year term with periodic upward only rent reviews.

## Rental

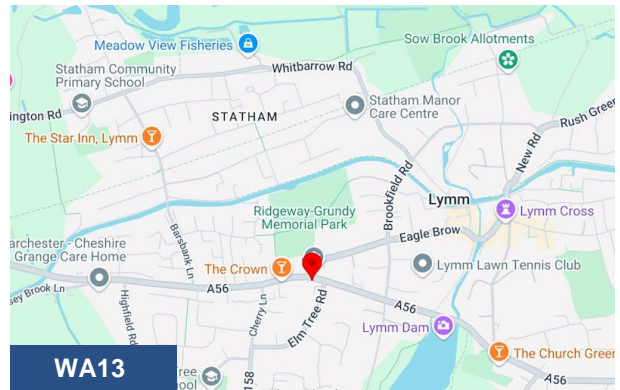
£18,000 per annum.

## VAT

We are advised that the property is not currently registered for VAT.

## Legal Costs

Each party are to be responsible for their own.



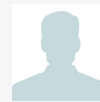
## Viewing & Further Information



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