



## 5 London Road, Stockton Heath, Warrington, WA4 6SG

### Retail Premises

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	662 sq ft / 61.50 sq m
<b>Rent</b>	£16,000 per annum
<b>Rates Payable</b>	£5,988 per annum Qualifying small businesses should be fully exempt from Business Rates at the present time.
<b>Rateable Value</b>	£12,000
<b>EPC Rating</b>	C (74)

#### Key Points

- Village Centre Location
- Prominently Positioned
- Parking to Front
- Self Contained

## Location

The property is prominently situated on the A49 London Road within Stockton Heath Village Centre, close to the swing bridge and Morrisons.

Stockton Heath is a busy, vibrant village with excellent shopping and dining facilities and is situated approximately 2 miles to the South of Warrington Town Centre.

This stretch of London Road has increased in popularity with occupiers in recent times and contains several independent retailers making it an interesting and vibrant section of the Village.

## Description

A two storey with basement end terrace retail property, that was most recently a high end bakery and coffee shop, that would suit a variety of retail trades.

The accommodation is arranged over grounds, first and basement floors and includes a wc facility.

This is a prominent corner unit with high volumes of passing traffic.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	217	20.16
1st - Storage/Office	230	21.37
Basement - Storage	215	19.97
<b>Total</b>	<b>662</b>	<b>61.50</b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £12,000.

Payable 2024/25: £5,988.

Qualifying small businesses should be fully exempt from business rates at the present time.

## Lease Terms

Available by way of a new full repairing and insuring Lease for a 3 or 5 year term.

## Rental

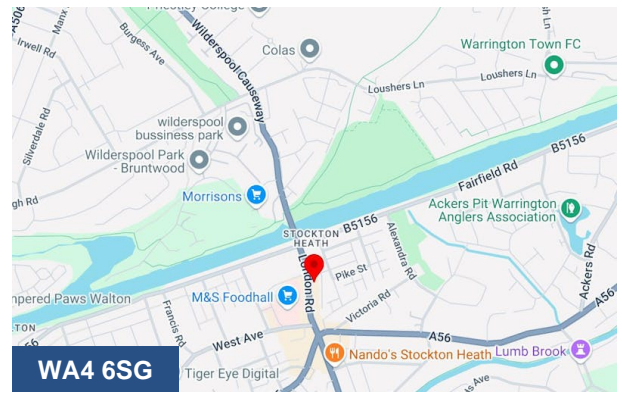
£16,000 per annum.

## VAT

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

## Legal Costs

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



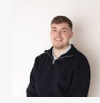
## Viewing & Further Information



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