



## Lineva House, Unit 2.5, Milner Street, Warrington, WA5 1AD

### Ground Floor Retail Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	716 sq ft / 66.52 sq m
<b>Rent</b>	£12,950 per annum
<b>Service Charge</b>	Service charge included with the above rental value.
<b>Business Rates</b>	Qualifying businesses
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Busy Leisure and Retail Centre
- Large Car Park
- All Ground Floor
- Great Location
- Rarely Available Unit
- Office/Storage Space

Description

We are delighted to bring to the market for rent this ground floor retail until amongst a busy mixed use (leisure and fitness orientated) building with a large open car park at the front.

The unit comprises of a retail space used currently for storage mixed with office space too, an established business can make good use of this space for the holding and distribution of goods in various sectors.

Being situated within a predominantly leisure and fitness business centre, there is a market ready to be tailored to the needs of those who use the unit which can in turn bring success and regular clientele to the business.

Location

Prominently located next to the Post Office and opposite Warrington VW, just off the main A57, Priestley Street.

The property adjoins Kia Motors. Lookers Honda is situated opposite the Priestley Street/Milner Street junction.

Priestley Street forms part of the Southern Expressway, the principal east-west cross town route, and carries high volumes of traffic.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	716	Available
Total	716	

Services

Mains electricity, water and drainage are connected.

Electric is charged by a sub meter which is payable at the end of every month.

Any heating would be fitted by a new tenant and is run through the electric.

Lease Terms

Available by way of a new tenants effectively full repairing and insuring lease direct from the landlord.

Rental Value

£12,950 Per Annum

Included within the rental value is the service charge which includes water rates, building insurance, common areas upkeep, cctc monitoring and use of communal toilets.

Service Costs

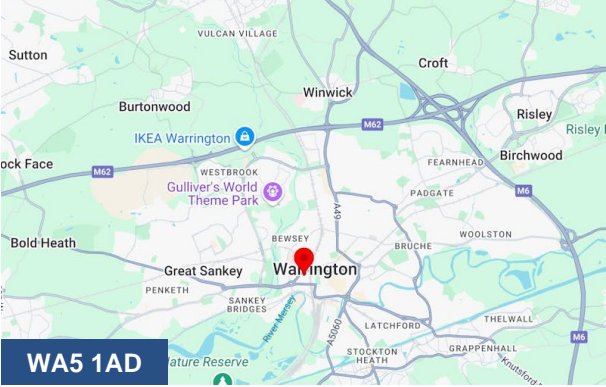
Included in the above rental, apart from electricity and business rates should they be applicable.

VAT

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

Rates

Qualifying businesses can apply through Warrington Borough Council for business rates relief is applicable.



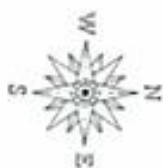
Viewing & Further Information



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