

**18 Eagle Brow, Lymm, WA13 0LJ****Ground Floor Retail Unit****Summary**

Tenure	To Let
Available Size	599 sq ft / 55.65 sq m
Rent	£15,000 per annum
Service Charge	N/A
Rates Payable	£5,613.75 per annum
Rateable Value	£11,250
EPC Rating	Upon enquiry

Key Points

- Modern Premises
- Affluent South Warrington Area
- Roadside Position
- Large Sales Area
- Prominent Village Location
- Open Plan Interior
- Lovely Shop Front
- Self-Contained

Location

The property is prominently positioned within Lymm Village Centre, on the main approach from Warrington.

Lymm is a popular trading location and comprises salons, restaurants and shops. It is also a well-established affluent residential area and is situated approximately 5 miles to the east of Warrington Town Centre.

Description

A modern ground floor lock-up shop unit within an attractive development comprising two retail units and four apartments above.

Currently an art gallery it would suit a variety of retail or salon based trades.

The accommodation is virtually all sales together with a small store and W/C facility.

There is access at the front and rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	599	55.65
Total	599	55.65

Services

Mains electricity, water and drainage are connected.

Lease Terms

The unit is available by way of a new Tenant’s effectively Full Repairing and Insuring lease for a term of 3 or 5 years incorporating upward-only rent reviews at 3 yearly intervals.

Rental

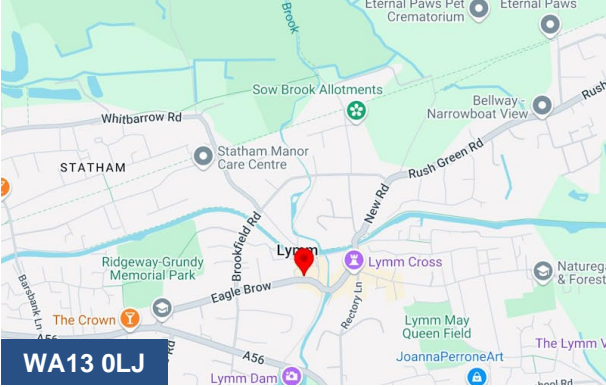
£15,000 per annum.

VAT

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

Legal Costs

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



Viewing & Further Information



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