



76B Dam Lane, Woolston, Warrington, WA1 4EP

First Floor Retail Unit

Summary

Tenure	To Let
Available Size	158 sq ft / 14.68 sq m
Rent	£3,500 per annum
Rates Payable	£835.83 per annum
Rateable Value	£1,675
EPC Rating	Upon enquiry

Key Points

- Established Shopping Precinct
- On-Site Car park to Front and Rear
- Ideal Starter Unit
- Perfect For Small Business
- Available From October 1st 2025

Location

The property is situated on a small shopping precinct within a residential area of Warrington.

Warrington Town Centre is situated 3 miles to the West and is accessible via the A57 Manchester Road, which also provides access to Junction 21 of the M6 1 mile to the east.

Description

A first floor retail unit with front facing windows and toilet facilities within.

There is suitable parking, to both the front and the rear of the property.

We are unable to put in any uses in the unit that clash with other Tenants on the precinct. Other occupiers include but are not limited to Tesco Express, Sindh Indian Cuisine, Café Ocho, Fish & Chip Shop, and a barbers. Please enquire and we can confirm if your proposed use is acceptable.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	158	Available
Total	158	

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £1,675

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

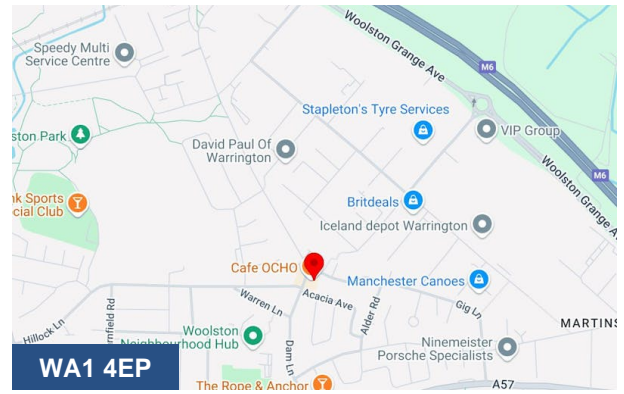
Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rental

£3,500 per annum.

A service charge is payable for the service usage, maintenance and upkeep of the common areas.



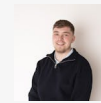
Viewing & Further Information



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