



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

Retail Unit with Large Rear Garden

### Summary

Tenure	To Let
Available Size	932 sq ft / 86.59 sq m
Rent	£22,000 per annum
Rates Payable	£6,487 per annum
Rateable Value	£13,000
EPC Rating	D

### Key Points

- Village Centre Location
- Self Contained
- Retail to Both Floors
- Traditional Layout
- Prominently Positioned
- Large Rear Garden
- External Potential
- Easy Access to Parking

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 well regarded busy 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

We are delighted to bring to market this traditional style mid-terrace retail property, that has been used as Donna Marie gift shop for over 10 years, it would suit a variety of retail trades.

The accommodation is split over two floors with equal space for retail areas on the ground and first floors. Through the rear of the property comprises a large garden area, which is currently being used for further retail space.

This is a prominently situated retail unit, benefiting from high volumes of passing traffic and pedestrian flow.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	466	Available
1st	466	Available
Total	932	

Services

Mains electricity, water and drainage are connected.

Lease Terms

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

Rates

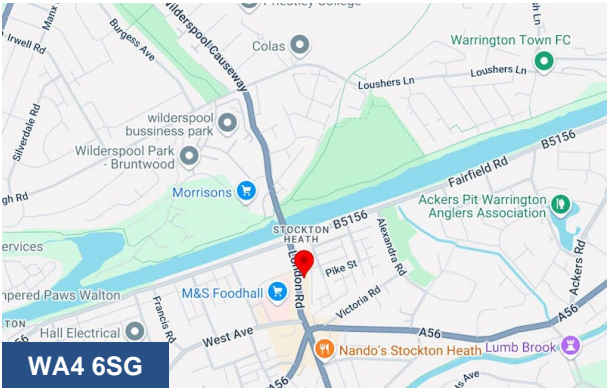
RV: £13,000  
Rates Payable: £6,487

Rental

£22,000 per annum.

VAT

We understand that this property is not currently VAT registered.



Viewing & Further Information



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