

**165 Padgate Lane, Warrington, WA1 3SW****Corner Ground Floor Retail Unit****Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	596 sq ft / 55.37 sq m
<b>Rent</b>	£15,000 per annum
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£3,842.30 per annum
<b>Rateable Value</b>	£7,700
<b>EPC Rating</b>	C (70)

**Key Points**

- Well Regarded Location
- On Street Parking to Side
- Low Rateable Value
- Prominent Corner Position
- Large Volumes of Passing Traffic
- Double Fronted

Location

The property is prominently positioned on the corner of Padgate Lane and Oakland Street, within a popular and busy residential area, with retail property fronting Padgate Lane, on the opposite side of Oakland Street is the King & Queen Public House.

Padgate is a vibrant suburb to the north east of Warrington Town Centre, it boasts many shops and services and its own railway station, on the east west line between Manchester and Liverpool.

Description

We are delighted to offer for rent this lovely ground floor corner retail unit.

There are display shop front window openings to either side of a recessed glazed entrance door.

Internally the accommodation comprises open plan sales area, rear kitchen and wc facility.

The property was most recently used as a card and gift shop, however, it would lend itself well for salon purposes or general retail uses, in this highly visible prominent location.

On-street parking is available to the side along Oakland Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	596	55.37
Total	596	55.37

Services

Mains electricity, water and drainage are connected.

Lease Terms

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

Rental

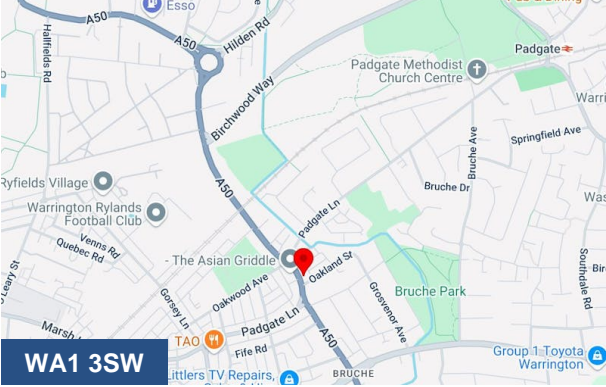
£15,000 per annum.

VAT

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

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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