



5 London Road, Stockton Heath, Warrington, WA4 6SG

Retail Premises

Summary

Tenure	To Let
Available Size	662 sq ft / 61.50 sq m
Rent	£15,000 per annum
Rates Payable	£5,988 per annum
Rateable Value	£12,000
EPC Rating	C

Key Points

- Village Centre Location
- Self Contained
- Prominently Positioned
- Parking to Front

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 busy, vibrant 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

A two storey with basement end terrace retail property, that was most recently a high end bakery and coffee shop, that would suit a variety of retail trades.

The accommodation is arranged over grounds, first and basement floors and includes a w/c facility.

This is a prominent corner unit with high volumes of passing traffic.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	217	Available
1st	230	Available
Basement	215	Available
Total	662	

Services

Main electricity, water and drainage are connected.

Rates

Rateable Value: £12,000

Rates Payable: £5,988

Qualifying small businesses should be fully exempt from business rates at the present time.

Lease Terms

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

Rental

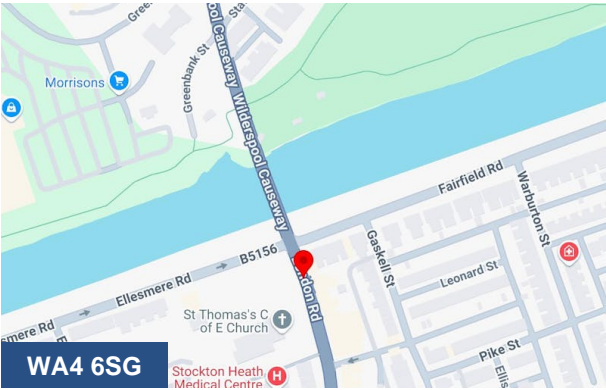
£15,000 per annum.

VAT

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

Legal costs

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



Viewing & Further Information



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