



## 11 Silcock Street, Golborne, Warrington, WA3 3DG

### Workshop with Yard

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,453 sq ft / 227.89 sq m
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£4,141.70 per annum
<b>Rateable Value</b>	£8,300
<b>EPC Rating</b>	C (61)

#### Key Points

- Refurbished Workshop Unit
- Secure, Self Contained
- Less than 1 Mile from the A580 - East Lancashire Road

## Location

The property occupies a prominent corner plot in a residential area of Golborne, at the junction of Silcock Street and Charles Street.

The surrounding area is predominantly residential with commercial properties fronting Heath Street and Church Street nearby.

The A580 East Lancashire Road is less than a mile to the south, accessed via the A573 Bridge Street.

## Description

The property comprises a detached "L-Shaped" workshop that has recently been refurbished to a high standard set within a self contained and secure yard of circa 410 m<sup>2</sup> (0.1 acres).

The unit is mostly open plan with some supporting columns within. There are two doors suitable for vehicular access, one roller shutter door and one sliding steel door.

Externally the yard is accessed via a sliding steel gate from Charles Street, and has a basic detached garage / store within.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,453	227.89
<b>Total</b>	<b>2,453</b>	<b>227.89</b>

## Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term.

## Rental

£30,000 per annum.

## Services

Mains electricity, water and drainage are connected.

## Legal Costs

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



## Viewing & Further Information



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