To Let

A2 RETAIL PREMISES

210.5 m² (2,266 ft²)

25 RYLANDS STREET
WARRINGTON
WA1 1EJ
Location
The property is prominently positioned on Rylands Street within Warrington Town Centre.

The Retail Centre is conveniently accessible via Cairo Street where the Golden Square Shopping Centre can be reached within a short walk.

Description
A prominent two storey mid terraced double fronted building with large ground floor sales office, first floor offices, basement storage, kitchen and male & female facilities.

The property was previously occupied as an Estate Agency and it would lend itself well to a similar business or other uses such as letting and recruitment or standard retail uses.

Accommodation
Net internal areas

<table>
<thead>
<tr>
<th>Level</th>
<th>Area</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>119.1 m²</td>
<td>1,282 ft²</td>
</tr>
<tr>
<td>First Floor</td>
<td>91.4 m²</td>
<td>984 ft²</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>210.5 m²</strong></td>
<td><strong>2,266 ft²</strong></td>
</tr>
<tr>
<td>Basement</td>
<td>29.3 m²</td>
<td>315 ft²</td>
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</tbody>
</table>

Services
Mains electricity, water, gas and drainage are connected.

Rates
Rateable Value: £12,250.
Business Rates Payable 2013/14: £5,757.50.

Lease Terms
The property is available for let by way of a new Tenants Full Repairing and Insuring Lease for a 3 or 5 year term at a commencing rental of £12,000 per annum exclusive.

Legal Costs
Each party will be responsible for their own legal costs incurred.

Viewing
By appointment with Sole Agents:
Morgan Williams LLP: 01925 414909
(Ref: Robert Bates)

For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.
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