

## **TOLET** LOCK UP SHOP UNIT 28.7 m<sup>2</sup> (309 ft<sup>2</sup>)





76 DAM LANE WOOLSTON WARRINGTON WA1 4EP



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# RETAIL

#### Location

The property is situated on a small shopping precinct within a residential area off the A57 Manchester Road.

Warrington Town Centre is situated 3 miles to the West.

A lock up retail unit including kitchen and toilet

Parking is available surrounding the shopping

facilities. There is a glazed frontage.

#### Rates

Rateable Value: £3,750.

Business rates payable 2014/15: £1,766.25. Small Business Rate Relief maybe available. The property will need re-assessing as a complete unit, the figures quoted are using previous rateable values.

### Lease Terms

Available for a negotiable term on tenant's internal repairing basis subject to a service charge.

#### Rental

£4,000 per annum.

#### Legal Costs

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

#### Viewing

By appointment with Sole Agents: Morgan Williams LLP: 01925 414909 (Ref: Malcolm Morgan / Callum Morgan) For details of other properties, our website address is www.morganwilliams.com

## SUBJECT TO CONTRACT



76 Dam Lane (Ref: CM)

#### E&OE

Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.

All rentals and prices are quoted exclusive and may be subject to VAT.

## **Services**

Description

precinct.

All main services are available.

#### Service Charge

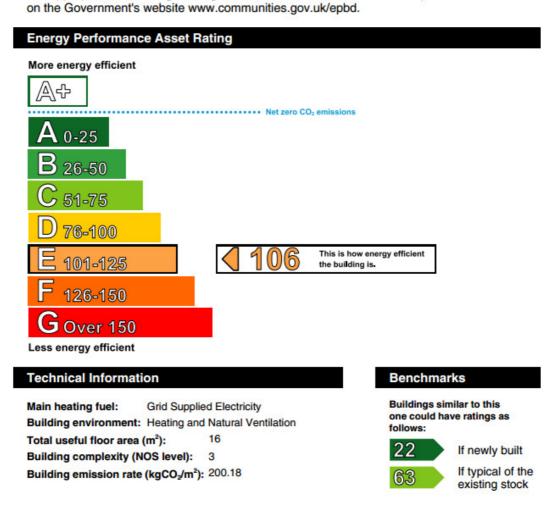
A service charge is payable for common areas and services.

## Accommodation

Net Internal Area: Sales Area 28.7 m<sup>2</sup> 309 ft<sup>2</sup>



#### **Energy Performance Certificate** HM Government Non-Domestic Building 76b Dam Lane **Certificate Reference Number:** Woolston 9951-3094-0347-0700-9395 WARRINGTON WA1 4EP This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information



#### **Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

#### E&OE

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