

RETAIL

TO LET

LOCK UP SHOP UNIT

28.7 m² (309 ft²)



**76 DAM LANE
WOOLSTON
WARRINGTON
WA1 4EP**

 **MORGAN WILLIAMS**
CHARTERED SURVEYORS

CENTRAL HOUSE, CENTRAL WAY, WINWICK STREET, WARRINGTON, WA2 7TT
TELEPHONE: 01925 414909 FACSIMILE: 01925 637619
EMAIL: enquiries@morganwilliams.com WEBSITE: www.morganwilliams.com

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.

Description

A lock up retail unit including kitchen and toilet facilities. There is a glazed frontage.

Parking is available surrounding the shopping precinct.

Services

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 m² 309 ft²

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



E&OE

76 Dam Lane (Ref: CM)

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.

Energy Performance Certificate Non-Domestic Building



76b Dam Lane
Woolston
WARRINGTON
WA1 4EP

Certificate Reference Number:
9951-3094-0347-0700-9395

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 106

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 16
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 200.18

Benchmarks

Buildings similar to this
one could have ratings as
follows:

22

If newly built

63

If typical of the
existing stock

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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