



PRIME SHOP TO LET

Location

The subject premises are located in a very busy position on Warrington Street, adjacent to Shoe Zone. Other occupiers in the immediate vicinity include EE, Subway, Co-op Travel, Paddy Power, Thomas Cook and McDonalds.

The premises are in close proximity to both The Ladysmith and Arcades Shopping Centres, and redeveloped Market Square.

Description

The premises are currently arranged over ground floor only but can be combined to provide additional storage space at first floor. The adjacent unit 45 Warrington Street is also available. There is opportunity to combine the two units fully. Further details available upon request.

Schedule of Accommodation

The premises are arranged over ground and first floors providing the following (approximate dimensions and net internal) floor areas:-

Ground Floor	150.78 Sq M	(1,623 Sq Ft)
First Floor	57.13 Sq M	(615 Sq Ft)

Terms

The premises are available on the basis of a new effective FRI lease for a term to be agreed, subject to rent review every 5 years.

Rent

£45,000 per annum exclusive.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value(2010) £48,250
UBR(2016/17) 49.7p
Rates Payable(2016/17) £23,980.25

Interested parties are advised to make their own enquiries with the Local Authority (Tel:03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

The property has an EPC rating of D(97). A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Richard Lyons
0161 228 6411
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50 metres

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Created By: Lambert Smith Hampton



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