

to let

Lock Up Shop Unit

61.4 m² (661 ft²)



7 Huntley Street
Sankey Bridges
Warrington
WA5 1EQ

- Suitable for a Variety of Retail Trades
- Located in a Densely Populated Area
- Previously a Letting Agency

MORGANWILLIAMS.com

01925 414909

Location

Huntley Street is situated just off Liverpool Road in a densely populated residential area. Located approximately 1 mile from Warrington Town Centre.

Rates

Rateable Value: £4,200.
Small Business Payable: Nil.
Payable 2018/19: £2,016.

For qualifying small businesses the rates payable will be Nil.

Description

A ground floor shop unit that is suitable for a variety of retail trades.

There are good parking facilities on the forecourt fronting the building and on street.

There are kitchen and wc facilities included.

Lease Terms

Available on a new full repairing and insuring lease for a 3 or 5 year term.

Accommodation

Net Internal Area

Sales Area:	51.2 m ²	551 ft ²
Rear Store:	10.2 m ²	110 ft ²
Total:	61.4 m²	661 ft²

Rental

£6,000 per annum.

Legal Costs

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

Services

Mains electricity, water, gas and drainage are connected.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com
Joshua Morgan JSMorgan@morganwilliams.com

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

SUBJECT TO CONTRACT

Available on Request

E&OE

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.