

TO LET

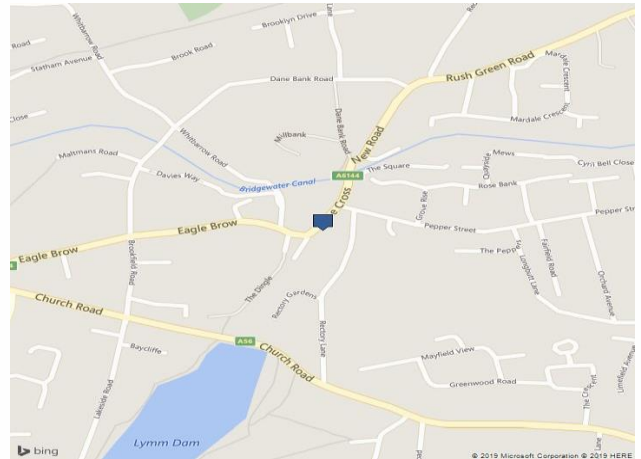


14A, The Cross, Lymm, Cheshire, WA13 0HP

Centrally Located Retail Unit
683 Sq Ft (63.45 Sq M)

- Located in the Heart of Lymm Village
- Suitable for a Variety of Uses (Subject to Planning)
- Nearby Occupiers Include Sainsburys and Lloyds Pharmacy





Location

The property is situated in the centre of Lymm Village with nearby retail occupiers including Sainsburys Local, Lloyds Pharmacy and an assortment of bars and restaurants. Lymm is ideally situated close to the motorway network within two miles of Junction 20 of the M6 and Junction 9 of the M56.

Description

The property comprises a single storey retail unit of traditional brick construction under a hipped slate roof. Internally the unit contains a main sales area with a kitchenette, WC and ancillary storage to the rear. Currently the unit is further divided up, using non-structural partitioning, into a main sales area with two treatment rooms to the rear. The non-structural partitioning can be removed if desired.

Internal specifications include a suspended tile ceiling with inlay lighting, electric air-conditioning, painted walls and wood laminate flooring in the main sales area with carpeting to the rear of the unit. Access into the unit is via a glazed personnel door behind a secure electric roller shutter with the windows protected by electric roller shutters as well. A personnel door to the rear provides access to the yard area where, we understand there is a single car parking space demised to this property.

Mains services include electric, water and drainage.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the Net Internal Area (NIA) is as follows:

Retail Area 683 sq ft / 63.4 sq m

Asking Rent

Available by way of a new full repairing and insuring lease at an initial rental £17,250 per annum plus VAT.

VAT

VAT is applicable on this property.

Business Rates

Rateable Value: £17,500
Rates Multiplier (2019/20): 49.1p
Rates Payable: £8,592.50

EPC

C (59). A copy of the Energy Performance Certificate is available on request.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

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Date of Preparation

05 May 2019