

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

21 BRIDGE STREET, EARLESTOWN, NEWTON-LE-WILLOWS, WA12 9BG



LOCATION

Earlestown forms the western part of Newton-Le-Willows and has a residential population of approximately 10,830. The subject premises are prominently situated fronting Bridge Street.

Lloyds Bank are located in the immediate vicinity with other multiple retailers in the town including Wilkos, Heron Frozen Food and Card Factory.

ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate areas:

Ground Floor

Sales 1,041 sqft (317.9 sqm)

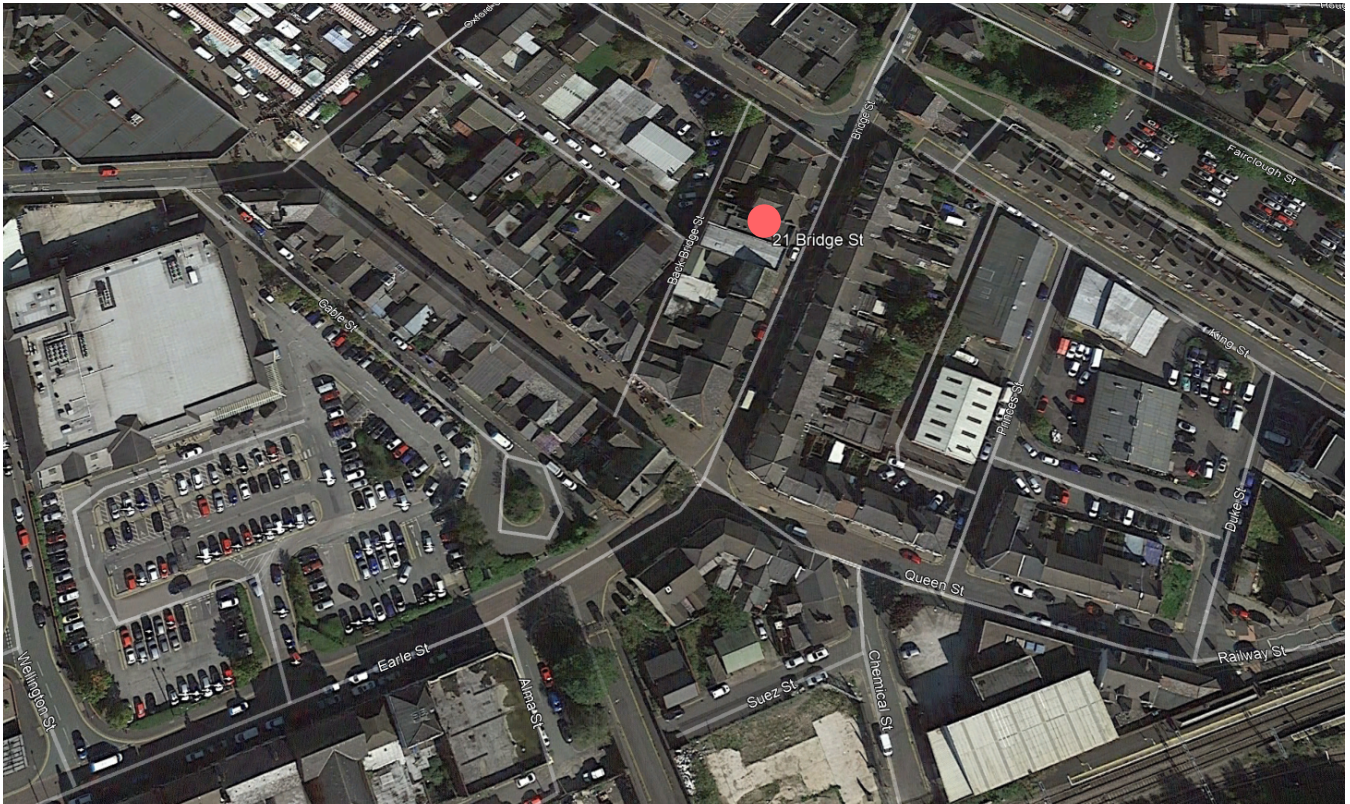
First Floor

Staff 601 sqft (183.2 sqm)

RENT

The current passing rent is £14,500 per annum exclusive.

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RATES

We are advised the current rateable value for the premises is £11,000 pa with rates payable being £5,401 pa.

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 86 (Band D). A full copy of the EPC is available upon request.

LEASE

The premises are currently held by way of a lease expiring 6th July 2020 with an option to determine 7th July 2023. *Further details available upon request.*

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
Telephone: 0161 828 8789
Mobile: 07841 661 990
Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT

JANUARY 2020



WWW.CHEETHAM-MORTIMER.COM