

# To Let

Lock Up Shop Unit  
14.6 m<sup>2</sup> 157 (ft<sup>2</sup>)



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

- Popular Shopping Precinct with Ample Parking
- Other Units Include a Dentist, Cafe, Supermarket and Chip Shop
- First Floor Retail Unit

## 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 small first floor lock up retail unit which contains a kitchen and toilet facility, There is a glazed frontage which faces the staircase with access to the first floor.

Ample Parking is available surrounding the shopping precinct.

## Accommodation

Net Internal Area.

Total	14.6 m <sup>2</sup>	157 ft <sup>2</sup>
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## Services

All mains services are available.

## Rates

Rateable Value: £2,075

Payable 2016/17: £1,043.00

2017 Draft Valuation : £2,250

## Rental

£2,500 per annum exclusive of VAT.

## Lease Terms

Available for a negotiable term on Tenant's Internal Repairing Basis subject to a service charge.

## Legal Costs

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

## Contact

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

Josh Morgan

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For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)



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## EPC Score Band

### 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.