

To Let

Lock Up Shop Unit
73.6m² (792ft²)



**80-82 DAM LANE, WOOLSTON,
WARRINGTON, WA1 4EP**

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

Location

The property is situated on an established shopping precinct within a residential area off the A57 Manchester Road.

Warrington Town Centre is situated 3 miles to the West.

Description

A lock up retail unit currently split into 3 sections including kitchen and toilet facilities, treatment rooms and a reception area.

One of only two double units on the precinct, this property lends itself to a variety of retail uses as well as being suitable for beauticians and treatments. A previous tenant has created an open archway between the original two units.

The unit benefits from security shutters at the frontage and ample parking is available surrounding the shopping precinct.

Accommodation

Net Internal Area.

Total	73.6 m ²	792 ft ²
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Services

All mains services are available.

Rates

Rateable Value: £7,800

Payable 2016/17: £3,775.20

2017 Draft Valuation : £8,500

Rental

£7,500 per annum exclusive of VAT.

Lease Terms

A new lease is available for a flexible term, on a Tenants Full Repairing & Insuring Basis.

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.

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For details of other properties, our website address is

www.morganwilliams.com



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SUBJECT TO CONTRACT

EPC Score Band — G



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.

06/03/2017—80-82 Dam Lane