

# to let

Retail Unit

59.1 m<sup>2</sup> (636 ft<sup>2</sup>)



182 Wilderspool  
Causeway  
Warrington  
WA4 6QA

- Prominently Positioned Retail Unit
- Busy Main Road Frontage
- Formerly Occupied by Rowlands Pharmacy

**MORGANWILLIAMS**.com

**01925 414909**

## Location

The property is prominently positioned fronting Wilderspool Causeway.

Wilderspool Causeway is an extremely busy main road flowing to and from Warrington Town Centre with a recently recorded traffic flow in excess of 15,000 vehicles. It is the main access to the Town Centre from Warrington South.

The surrounding area is established residential with showrooms and commercial premises fronting the main road.

## Description

The property comprises a retail unit with stores, staff room and WC to the rear. To the rear of the unit is a basic storage area with roller shutter door allowing loading from the rear.

The property was formerly occupied by Rowlands Pharmacy and would suit a variety of trades including retail, hairdressing, beauty or similar.

## Accommodation

Net Internal Area	59.1 m <sup>2</sup>	636 ft <sup>2</sup>
External Store	17.6 m <sup>2</sup>	189 ft <sup>2</sup>

## Services

Mains electricity, water, gas and drainage are connected.



## Rates

Rateable Value: £6,300

Payable 2019/20: £3,093.30

Qualifying businesses will be eligible for Small Business Rates Relief, meaning Business Rates payable would be £nil.

Interested parties should enquire with the Local Authority to confirm eligibility.

## Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

## Rental

£7,000 per annum (£583.33 per calendar month)

## Legal Costs

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

## Contact

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

Joshua Morgan

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For details of other properties, our website address is

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

**SUBJECT TO CONTRACT**

**EPC Score Band—Available Upon 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.