

# RETAIL

## To Let

### LOCK UP SHOP UNIT

### 44.1 m<sup>2</sup> (457 ft<sup>2</sup>)



**64 DAM LANE  
WOOLSTON  
WARRINGTON  
WA1 4EP**

**MORGAN • WILLIAMS**  
COMMERCIAL LLP  
CHARTERED SURVEYORS

CENTRAL HOUSE, CENTRAL WAY, WINWICK STREET, WARRINGTON, WA2 7TT  
TELEPHONE: 01925 414909 FACSIMILE: 01925 637619  
EMAIL: [enquiries@morganwilliams.com](mailto:enquiries@morganwilliams.com) WEBSITE: [www.morganwilliams.com](http://www.morganwilliams.com)

# RETAIL

## 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 lock up retail unit with store and toilet facilities. There is a glazed frontage with security shutters.

Parking is available surrounding the shopping precinct.

## Services

All Mains services are available.

## Service Charge

A service charge is payable for common areas and services.

## Accommodation

Net Internal Area:

Sales	38.7 m <sup>2</sup>	417 ft <sup>2</sup>
Store	5.4 m <sup>2</sup>	58 ft <sup>2</sup>

E&OE

## Rates

Rateable Value £5,900

Business rates payable 2013/14: £2,725.52

Small Business Rate Relief maybe available.

## Lease Terms

Available for a negotiable term on tenant's internal repairing basis subject to a service charge.

## Rental

£6,500 p.a.

## Legal Costs

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

## Viewing

By appointment with Sole Agents:  
Morgan Williams LLP: 01925 414909  
(Ref: Malcolm Morgan )

For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)



Date Published—Sept 2013— 64 Dam Lane (Ref: MLM)

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.

# RETAIL

## Energy Performance Certificate

Non-Domestic Building



64 Dam Lane  
Woolston  
WARRINGTON  
WA1 4EP

**Certificate Reference Number:**  
9887-3041-0870-0000-6191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 49  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 97.09

### Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

69

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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.