# RETAIL

## *TO LET* LOCK UP SHOP UNIT 44.1 m<sup>2</sup> (457 ft<sup>2</sup>)



50 DAM LANE WOOLSTON WARRINGTON WA1 4EP



CENTRAL HOUSE, CENTRAL WAY, WINWICK STREET, WARRINGTON, WA2 7TT TELEPHONE: 01925 414909 FACSIMILE: 01925 637619 EMAIL: enquiries@morganwilliams.com WEBSITE: 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.

#### 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.

### 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.

### Legal Costs

Rental

£6,500 p.a.

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 <u>www.morganwilliams.com</u>

#### SUBJECT TO CONTRACT



#### Accommodation

Net Interna	al Area:	
Sales	38.7 m²	417 ft <sup>2</sup>
Store	5.4 m <sup>2</sup>	58 ft <sup>2</sup>

Date Published-March 2014- 50 Dam Lane (Ref: MLM)

Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.

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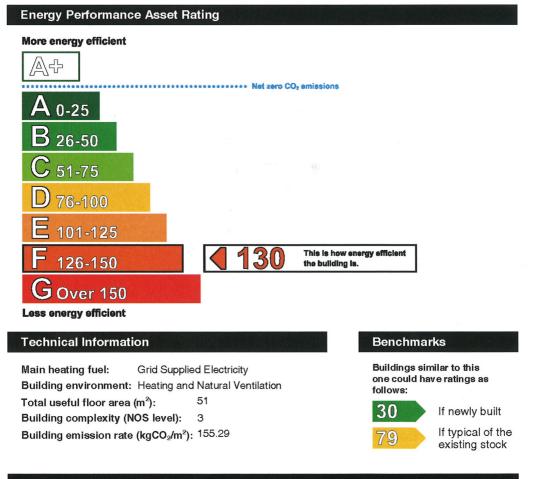
#### **Energy Performance Certificate** Non-Domestic Building

HM Government

50 Dam Lane Woolston WARRINGTON WA1 4EP

**Certificate Reference Number:** 9636-3080-0676-0590-1201

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.



#### **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.

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