

To Let

Lock Up Shop Unit
33.8 m² (364 ft²)



**78 DAM LANE, WOOLSTON,
WARRINGTON, WA1 4EP**

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

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 corner retail unit with front and side facing windows, currently split into 2 sections with the main retail area at the front and a rear store room with toilet facilities.

One of only two available units on the precinct, this property lends itself to a variety of retail uses and is located at the top of the staircase access to the first floor shops, giving exposure to everyone who goes upstairs whilst still being visible from the ground and road passing.

Parking is available surrounding the shopping precinct.

Accommodation

Net Internal Area.

Sale's Area	33.8 m ²	364 ft ²
-------------	---------------------	---------------------

Services

All mains services are available.

Rates

Rateable Value: £3,850

Payable 2016/17: £1,863.40

Small businesses may be eligible for small business rates relief.

Rental

£4,000 per annum.

Service Charge

A service charge is payable for common areas and services.

Lease Terms

A new lease is available for a flexible term.

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.

Joshua Morgan JSMorgan@morganwilliams.com
 Callum Morgan CMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com



RICS
 the mark of
 property
 professionalism
 worldwide

SUBJECT TO CONTRACT

EPC Score Band C - 64



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.



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.