WARRINGTON

Unit NU6, Birchwood Shopping Centre

RETAIL UNIT TO LET

Location
The property is situated within Birchwood Shopping Centre located close to the entrance from the main car park. Other occupiers include **New Balance**, **Greggs**, **Costa**, **Sports Direct** and **Home Bargain** many other retailers are represented within the Centre.

Lease
The premises are held by way of an existing 5 year full repairing and insuring lease expiring May 2022 or a new lease may be available.

Rent
Upon Application

EPC
The Energy Performance asset rating is C, 74. A full copy of the EPC is available for inspection if required.

Accommodation

Ground Floor Sales	657 sq.ft.	61.11 sq.m.

Service Charge
There is a service charge payable for this unit, further details on request.

Business Rates
Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (18/19)	£13,000
Payable	£6,240

Interested parties are advised to make their own enquires with Warrington Council on 01925 443322.

Legal Costs
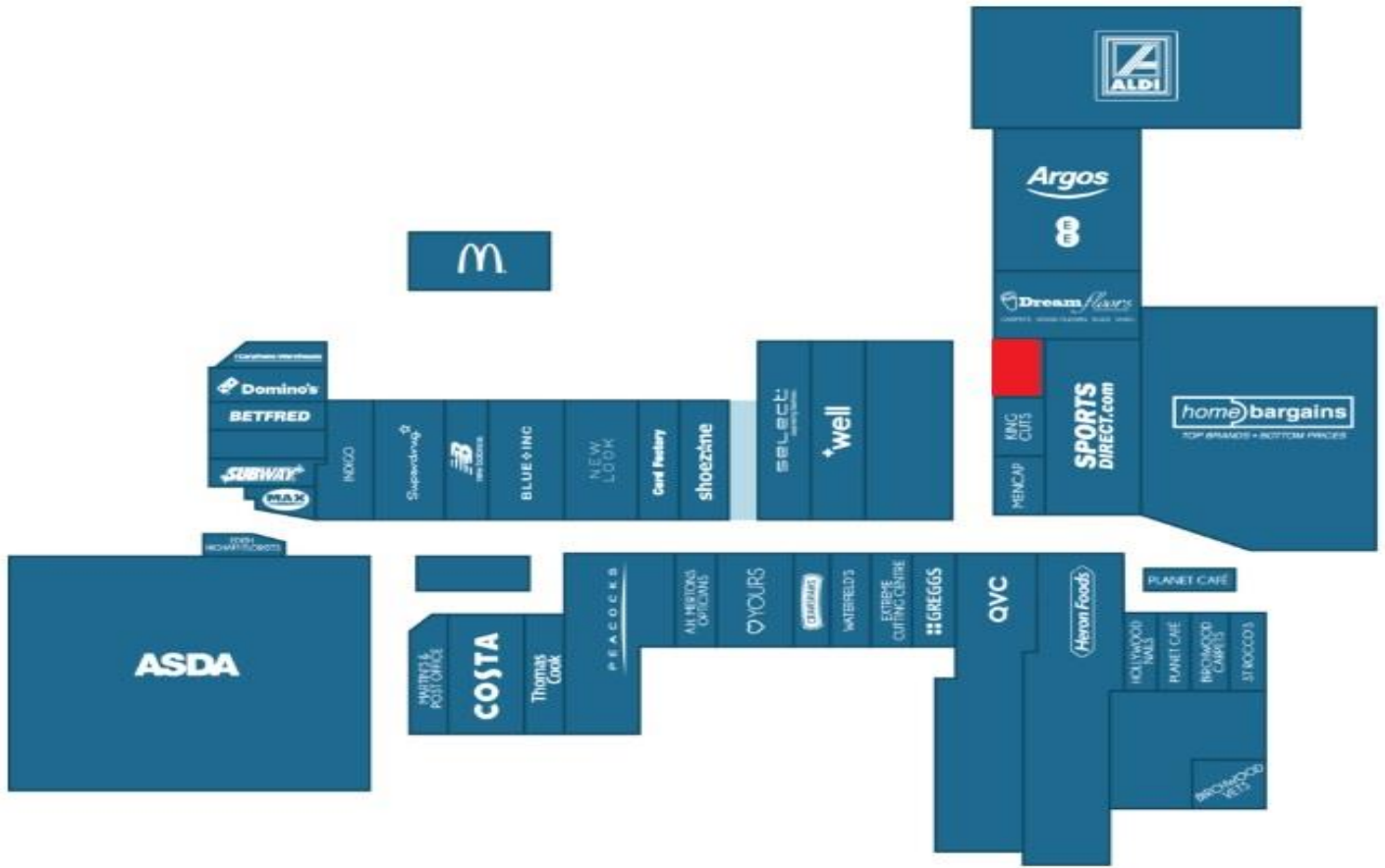Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing
Strictly by appointment through the sole agent, Simon Guest 0151 236 6700.
simon@emanueloliver.com

RETAIL & LEISURE PROPERTY SPECIALISTS

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