

to let

Large Retail Unit

125 m² (1,345 ft²)



Unit 3A
1 Green Street
Warrington
WA5 1TW

- Prominent Location
- Short Walking Distance to Town Centre
- Opposite new Lidl and KFC

MORGANWILLIAMS.com

01925 414909

Location

The property is located on Green Street, with frontage to the A57 Sankey Way, a short distance from Warrington Town Centre and Bank Quay Railway Station.

The new Lidl and KFC scheme is situated across the road.

Description

A large ground floor retail unit suitable for various uses, including wc and kitchen facilities.

A new lease is available in this highly prominent position at an asking rent of just £8.92 ft² overall.

Accommodation

Net Internal Area

Unit 3A	125 m ²	1,345 ft ²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £14,750.
Small Business Payable: Nil.
Payable 2018/19: £7,080.

Lease Terms

Available on a new lease for a flexible term on a Tenants effectively Full Repairing and Insuring basis.

Rental

£12,000 per annum exclusive.

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.

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For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Score Band TBC

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.