

to let

Retail Showroom

668 m² (7,200 ft²)



348 Wilderspool Causeway
Warrington
WA4 6QP

- Prominently Positioned on the Main A49
- Large Car Park to the Rear
- Close to Stockton Heath Village
- Traffic Flow in Excess of 15,000 Per Day

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the main A49 Wilderspool Causeway, which is the principal southerly route from Warrington Town Centre.

Stockton Heath Village is situated to the south, where the majority of local amenities are available, together with good shopping and restaurant facilities. A Morrisons Supermarket is within 400m.

Description

A prominent two storey roadside property with large rear car park. Currently vacant, the previous use was a bathroom showroom.

The property comprises a substantial retail showroom with open plan ground and first floors that can be used for retail purposes. Kitchen and wc facilities are provided.

The ground floor is double window fronted with glazed entrance door behind security shutters.

The property was previously occupied by Better Bathrooms in conjunction with the property next door.

Outside there is an open parking area to the front and large car park to the rear.

Accommodation

Gross Internal Area

Ground	334 m ²	3,600 ft ²
First	334 m ²	3,600 ft ²
Total	668 m²	7,200 ft²

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £31,000.
Payable 2018/19: £14,880.

Lease Terms

The property is available on a new 5 or 10 year Tenant's Full Repairing and Insuring lease, with 5-yearly upwards-only rent reviews.

Rental

£60,000 per annum.

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 Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.