

# to let

Retail/Office Building

71.2 m<sup>2</sup> (766 ft<sup>2</sup>)



8-10 Legh Street  
Warrington  
WA1 1UG

- Town Centre Location
- Opposite Golden Square
- Multi-Storey Car Park Across the Road
- Self Contained
- Low Rateable Value

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated on Legh Street, close to its junction with Sankey Street, within Warrington Town Centre. Across from Legh Street is the Golden Square Shopping Mall.

Golden Square Shopping Mall multi-storey car park is also situated opposite the property.

## Description

The property comprises a pavement fronted link detached two storey with basement office building.

Internally the property is appointed to a good standard and provides open plan offices to the ground and first floors, together with wc and kitchen facilities within the basement.

The property would be suitable for office or retail agency type uses, such as recruitment and estate/letting agency operators.

## Accommodation

Net Internal Area

Ground	29.0 m <sup>2</sup>	312 ft <sup>2</sup>
First	28.5 m <sup>2</sup>	307 ft <sup>2</sup>
Basement	13.7 m <sup>2</sup>	147 ft <sup>2</sup>
<b>Total</b>	<b>71.2 m<sup>2</sup></b>	<b>766 ft<sup>2</sup></b>

## Services

All mains services are connected.

The property has a gas fired heating system to radiators.

## Rates

Rateable Value: £4,150.

Small Business Payable: Zero.

Non Small Business Payable 2021/22: £2,070.86.

Qualifying small businesses should be fully exempt from business rates at the present time. However, this may be subject to review in April 2022.

## Lease Terms

The property is offered on a new Tenant's Full Repairing and Insuring basis for a 3 or 5 year Lease term.

## Rental

£10,000 per annum.

## VAT

We are advised that VAT is not applicable on this property.

## 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.

Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://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.



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