



19 London Road, Stockton Heath, Warrington, WA4 6SG

First Floor Office with Storage

Summary

| | |
|-----------------------|------------------------|
| Tenure | To Let |
| Available Size | 124 sq ft / 11.52 sq m |
| Rent | £500 per month |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Key Points

- Village Centre Location
- Accessed from London Road
- Forge Car Park Opposite
- Budget Cost All In Rent
- Ideal Transition from Working at Home

Summary

| | |
|-----------------------|---|
| Available Size | 124 sq ft |
| Rent | £500 per month |
| Business Rates | Upon Enquiry |
| VAT | Not applicable. VAT not applicable on this transaction. |
| EPC Rating | Upon enquiry |

Description

A rare opportunity to Lease a small commercial unit on the high street.

The property comprises a first floor office and store. A wc facility can be provided.

This is an ideal opportunity for a small business transition from working at home.

The rent is all inclusive direct from the Landlord.

Location

The property is prominently situated on the A49 London Road within Stockton Heath Village Centre, close to the swing bridge.

Stockton Heath is a busy shopping area, where excellent local amenities are available. A Morrisons store and petrol filling station is situated within 400m. Warrington Town Centre is 2 miles to the north.

This stretch of London Road has increased in popularity with occupiers in recent times and contains several independent retailers making it an interesting and vibrant section of the Village.

Services

Electricity and gas are available.

Local Authority

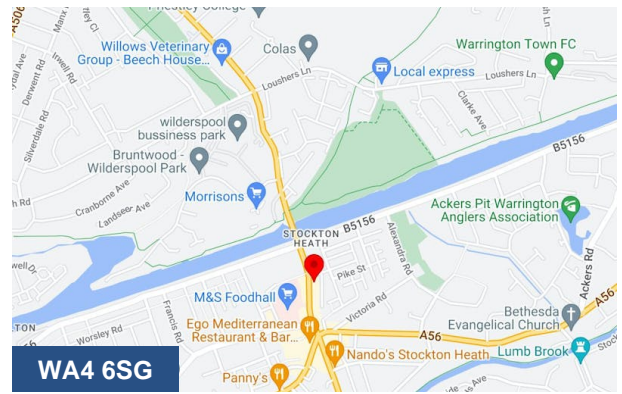
Warrington

Lease Terms

Available on a Licence basis for a flexible term.

Rental

£500 per calendar month, all inclusive.



Viewing & Further Information



Emma Bates

01925 414909 | 07515723589

ebates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/06/2024

