



Premises At, Haydock Street, Warrington, WA2 7UW

Ultra Modern Commercial Unit & Yard

Summary

Tenure	To Let
Available Size	3,350 sq ft / 311.23 sq m
Rent	£40,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Constructed in 2022
- High Specification
- Prominent Corner Unit
- Attractive Glazed Frontage
- Enclosed Rear Yard

Summary

Available Size	3,350 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
VAT	Not applicable. VAT not applicable on this transaction.
EPC Rating	Upon enquiry

Description

We are delighted to offer for rent a very high specification, modern business unit, that is currently used for car sales and display. B1, B2 and B8 uses are authorised.

The unit was constructed in 2022 and a new Lease is available direct from the Landlord.

Internally the unit is predominately open plan and incorporates offices, kitchen and wc facilities.

To the rear is an enclosed gated yard for parking and loading etc.

The unit will be ideal for trade and display purposes or other businesses that require an element of trade counter.

The unit is available immediately and we expect demand to be high.

Location

The property is situated just off and is visible from the main A49, immediately to the rear of Enterprise Rent a Car and Wickes DIY.

It occupies a well-established trading location to the north of Warrington Town Centre, amongst other high profile businesses.

The unit fronts Haydock Street and vehicular access and loading is via John Street to the rear.

Services

Mains electricity, water and drainage are connected.

Local Authority

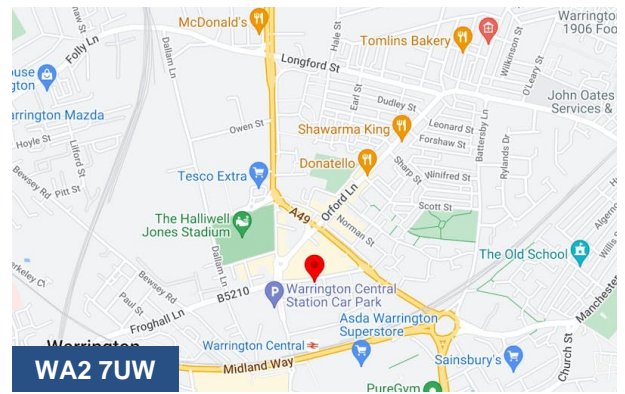
Warrington

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 5 years, with periodic upward only rent reviews.

Rental

£40,000 per annum.



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 12/05/2024

