

to let (may sell)

Large Retail Premises

518.3 m² (5,579 ft²) plus Basement

UNDER OFFER



278 Knutsford Road
Warrington
WA4 1AZ

- Substantial Corner Building
- Adjacent to New Co-Op
- Prominent Roadside Position
- Half Mile to Warrington Town Centre

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the A5061 Knutsford Road which leads directly into Warrington Town Centre. It is positioned on a prominent corner, adjacent to a brand new Co-op and its large car park.

Description

We are delighted to offer for rent a substantial two storey with basement period building, that was formerly a Co-op Food Store.

The ground floor comprises a large sales area, annexe side store and rear stores with staff amenity and wc facilities.

The first floor comprises open floor space that could be used for storage.

There is also a substantial basement area that is accessed via an internal stair.

The Title does not include any land, however, the land to the East of the property benefits from reserved rights in favour of the subject property contained in a Transfer dated 1 December 1988, which enables loading access to service the premises during certain times of the day.

Accommodation

Gross Internal Area

Ground	270.8 m ²	2,915 ft ²
First	247.5 m ²	2,664 ft ²
Total	518.3 M²	5,579 FT²
Basement	178.1 m ²	1,849 ft ²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £22,500.

Disposal Terms

The property is available by way of a new full repairing and insuring lease for a minimum 5 year term, incorporating periodic upwardly only rent reviews.

The quoting rent is £35,000 per annum plus VAT.

Alternatively our Client may consider an outright sale, price on application.

Tenure

The Tenure is Long Leasehold for a term of 984 years from 1st February 1905.

VAT

The property is elected for VAT.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC - E

Co-operative Food Ltd 278 Knutsford Road WARRINGTON WA4 1AZ	Energy rating E
Valid until 17 November 2031	Certificate number 6026-4328-1192-6476-9979

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.