



8 Thelwall Lane, Warrington, WA4 1LH

Retail Unit with Direct Main Road Frontage

Summary

Tenure	To Let
Available Size	310 sq ft / 28.80 sq m
Rent	£6,000 per annum
Rates Payable	£2,495 per annum
Rateable Value	£5,000
BER Rating	D

Key Points

- Prominent Position Fronting Main A49
- Public Car Park Opposite
- Latchford Village Centre
- Previously Used As A Beauty Salon But Would Be Suitable for a Variety of Retail Trades
- Busy Main Road

Location

Located on the edge of Latchford Village 1½ miles from Warrington Town Centre in a densely populated residential area.

The premises front the main A50 and benefit from a substantial passing trade.

There is a public car park opposite the premises.

Description

A ground small floor retail/salon unit with direct main road frontage, on the fringe of Latchford Village Centre.

WC and wash facilities are provided.

There is a glazed shop front and entrance door opening directly onto Thelwall Lane.

Abundant parking is available in Latchford Village and there is public car directly opposite.

The property would be ideal for salon, nail, barbers etc.

A new lease is available direct from the Landlord.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	310	28.80
Total	310	28.80

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a 3 or 5 year term.

Rental

£6,000 per annum.

Services

All main services are connected.

Business Rates

Rateable Value: £5,000.

Small Business Payable: Zero.

Non-Small Business Payable 2023/24: £2,495.

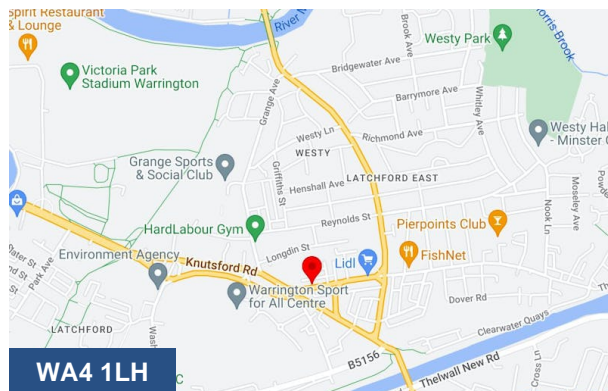
Qualifying businesses will be eligible for Small Business Rate Relief. Enquiries can be made through Warrington Borough Council.

VAT

We are advised that VAT is not applicable to the property.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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