

**TO LET— CHARACTER OFFICE BUILDING**



**THE OLD CHAPEL, CHERRY LANE, LYMM, WA13 0TA**

The Old Chapel benefits from:

- Self-contained period office building
- Comprehensively refurbished
- Modern specification including full air-conditioning throughout
- Strategic location off the M6 Motorway.



## LOCATION

The unique roadside position offers excellent visibility from the road and gives occupiers the perfect opportunity to occupy a distinctively prominent building.

The Old Chapel is strategically located directly off Junction 20 of the M6 motorway. This location allows swift local access to Warrington Town Centre and Birchwood (15 mins), Runcorn (20 mins) and Manchester (20 mins), as well as wider doorstep access to the national motorway network.

The office is a just a short walk from the Lymm Poplar 2000 Motorway Services, which comprises outlets including McDonalds, Greggs, M&S Simply Food, WH Smith and Costa Coffee.

## DESCRIPTION

The Old Chapel uniquely provides modern office accommodation within a refurbished period building. Comprising an extensive, contemporary refurbishment, the building offers the perfect solution to those businesses seeking a character, self-contained office in a strategic location.

The building predominantly comprises a double-height, open plan office with a mezzanine. WC and kitchen facilities are accessed off the large main reception, which connects the main office with an executive boardroom and private office. The building comprises a specification including:

- ***Air-conditioning throughout***
- ***Character beams and timber staircase in main office***
- ***LED lighting***
- ***Fully cabled***
- ***Double-glazing***
- ***Extensive street parking.***

## MEASUREMENTS

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

**Total: 1,650 sqft**

## RENT/TERM

The building is available by way of an Assignment of the existing lease, which is due to expire on 29<sup>th</sup> January 2025. Alternatively, the Landlord may give consideration to granting a new, subject to agreed terms.

The current passing rent is £30,000 per annum, exclusive of VAT.

## BUSINESS RATES

The Tenant is responsible for the payment of business rates. The rateable value of the building is £14,500\*, with rates payable of £7,250 per annum.

\*If rateable value is below £15,000 then an occupier may benefit from small business rates relief.

## VAT

We understand that the property has been elected for VAT.

## ENERGY PERFORMANCE RATING

|   |   |
|---|---|
| Old Chapel<br>Old Cherry Lane<br>LYMM<br>WA13 0TA | Energy rating<br><b>C</b>                             |
| Valid until<br><b>27 September 2027</b>           | Certificate number<br><b>0640-0233-1149-6421-5002</b> |

## CONTACT

***For further details or for viewings***

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# Image Gallery

