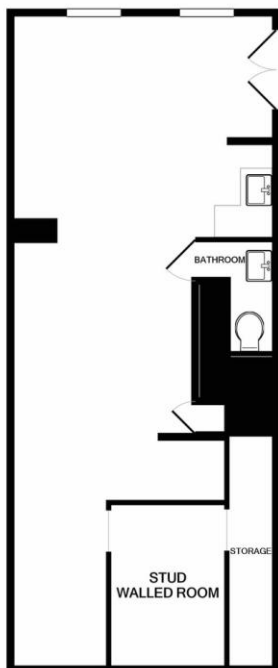
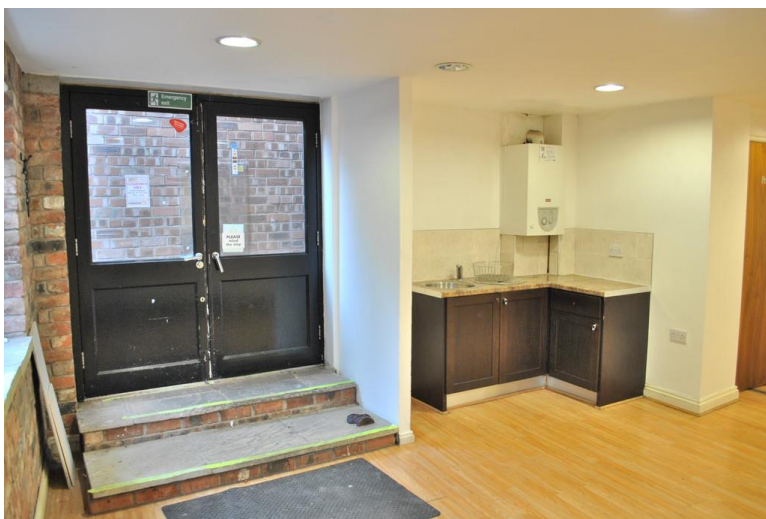




Jets

BRIDGEWATER STREET, LYMM, WA13 0AB
RENT £12,000 PA





TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

The property is located on Bridgewater Street in Lymm and is accessed via a ginnel to the right of St Rocco's Book Shop.

Description

A Lower Ground Floor Unit of some 640 sq ft with A1/2 use. The property has previously been used as a retail unit as well as for offices. Accessed via double doors at the end of the ginnel the unit comes with a kitchenette, WC and storage facilities. The very low rateable value makes the property an attractive proposition.

Accommodation

The property is rectangular in shape and accessed via double doors. There are 2 double glazed windows to the front of the property and a storage area at the rear. Whilst the unit currently has some stud wall partitioning making an extra room this can be removed if wanting the unit fully open plan.

Services

The property is connected to Gas, Electricity and Water.

Terms

Minimum 3 year lease.
A deposit the equivalent of 3 months rent will be held. Payments to be made quarterly.

Rates

Whilst the rateable value of the property is £2,000 given that this is below the threshold the property will qualify for a rates exemption - please contact Warrington Council for details.

VAT

The property is not currently subject to VAT

Viewing

Strictly via Jets Commercial on 0161 962 1234

Parking

No Parking Available