



Sanderson
Weatherall

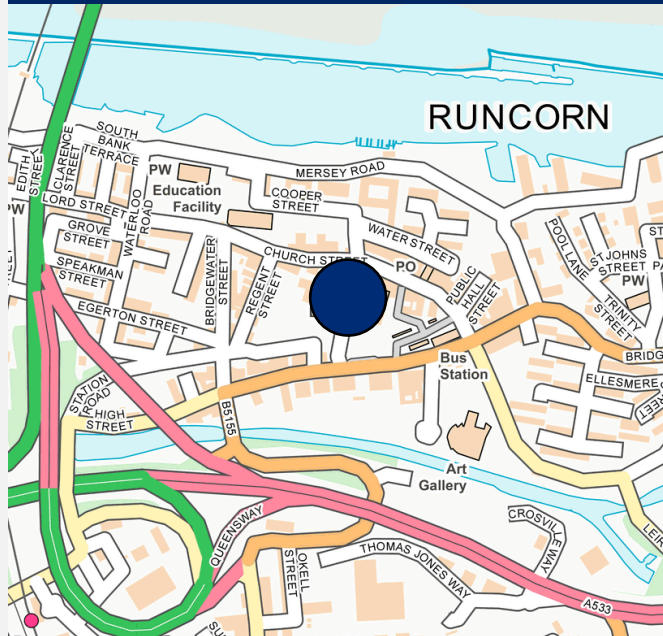
TO LET

270 sq ft Retail Premises



3 Granville Street, Runcorn, WA7 1NE

sw.co.uk



- Single storey lock up mid-terrace retail unit located in Runcorn Town Centre
- Internal areas extends to 25 sq m (270 sq ft)
- Available on a full repairing and insuring lease for a term of years to be agreed at £7,500 per annum
- Current Planning for E Use Class (Previously A1 (Retail Shop))
- Rateable Value of £5,000 (Shop and Premises)

Location

The subject property is located within the Old Town on Granville Street, which is a link between Church Street and the large free parking site by the Co-operative food unit and Library. This area makes up part of the main retail centre of Runcorn.

Nearby occupiers include Runcorn library, Co-op, Fuel N Vape, Altered Image Salon, Monks Deli and Elliott's Barber Shop.

Description

3 Granville Street is a single storey retail 'lock up' terraced unit. The property was constructed in the 1990s along with the adjoining library and units 1 and 5 Granville Street in the town centre. The property is of brick built construction surmounted by a pitched tile roof. It has large double glazed entrance doors with an external roller shutter door.

Internally the property is finished to a specification to include carpeted flooring, painted plaster walls and a suspended ceiling. The property is vacant with a single fitted W/C at the rear.

The property extends to 25 sq m (270 sq ft) on a net internal basis.

Rating

The property has a rateable value of £5,000 (Shop and premises).

Planning

Current planning use is as a retail shop under Use Class E (Previous Use Classes Order A1).

EPC

EPC for the property is shown as having a rating of D (76).

Terms

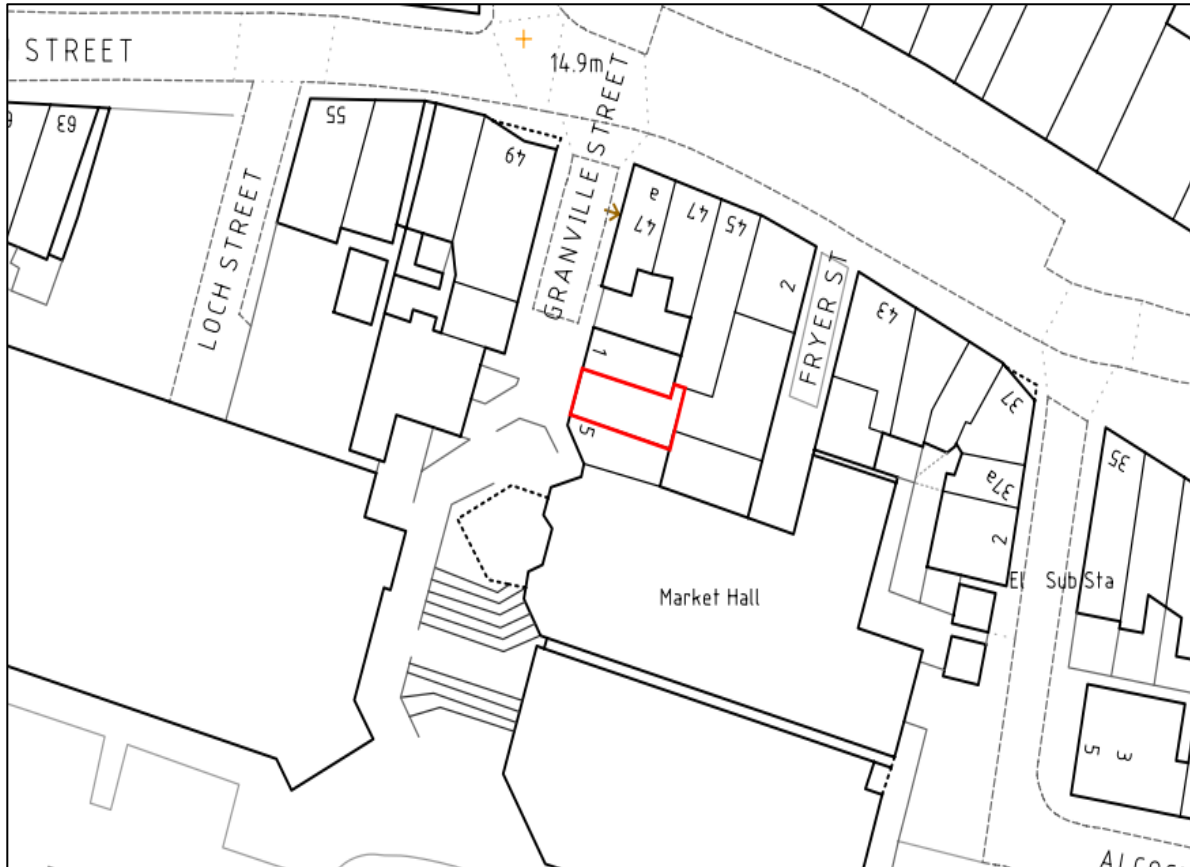
A new full repairing and insuring lease for a term of years to be agreed.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenants.

VAT

May be applicable at the prevailing date.



Strictly by prior appointment with the agents:

Daniel Lever

0161 259 7022
07395 886 267
Daniel.lever@sw.co.uk

John Goodchild

0161 259 7023
07921 232209
John.goodchild@sw.co.uk

Sanderson Weatherall
The Chancery, 58 Spring Gardens
Manchester, M2 1EW

[Click Here To Be Added to Our Mailing List](#)

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

October 2023

**Sanderson
Weatherall**

sw.co.uk