

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



755 Knutsford Road, Warrington, WA4 1JY

£900 PCM

COMMERCIAL SPACE, THREE FLOOR SPACES, CHANGING ROOMS, KITCHEN AND W.C, REAR ENCLOSED YARD, VIEWING RECOMMENDED

Howell and Co. are delighted to offer to the rental market, this amazing sized commercial space, located in the heart of latchford village.

This property has three floor spaces in total. The property briefly comprises: entrance door, open floor space with stairs leading to the first floor, private floor space to the rear with three changing rooms and a rear enclosed yard to the ground floor. A further open floor space, kitchen and w.c can be found on the first floor.

This property is on a bus route, is available for commercial let immediately, and viewing is recommended.

EXTERNAL



Incorporating a low level w.c, and a pedestal hand wash basin. Complete with magnolia walls and a window to the side elevation.

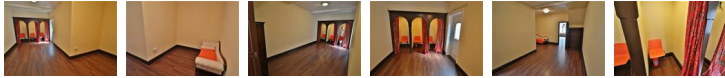
Externally, this commercial space has a rear enclosed yard.

OPEN FLOOR SPACE



Open space with stairs leading to the first floor. With dark wooden floors and yellow/ magnolia painted walls. With access to the rear private space, and a large bay fronted window to the front elevation, great for advertisement.

PRIVATE FLOOR SPACE



Private space with changing rooms to the rear, and access to the rear yard. Painted yellow/ magnolia with dark wooden flooring.

FIRST FLOOR OFFICE SPACE



Open space with stairs leading down to the ground floor, complete with dark wooden floors and yellow/ magnolia painted walls. With access to the rear kitchen and toilet.

KITCHEN



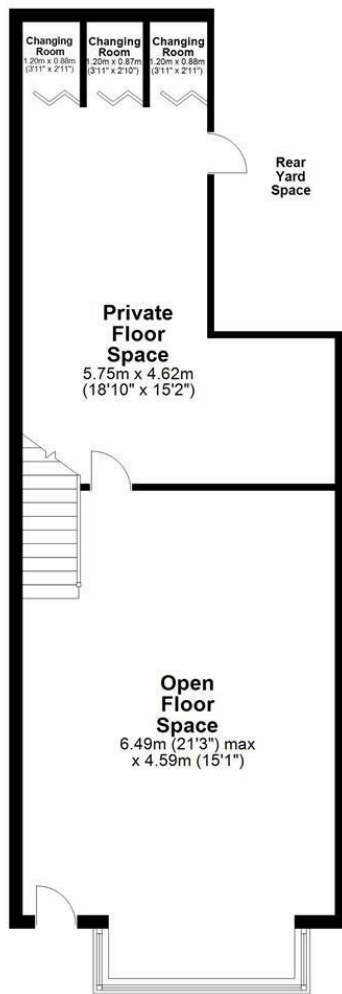
Kitchen with base units, a stainless steel sink. Complete with a window to the rear elevation.

TOILET/W.C



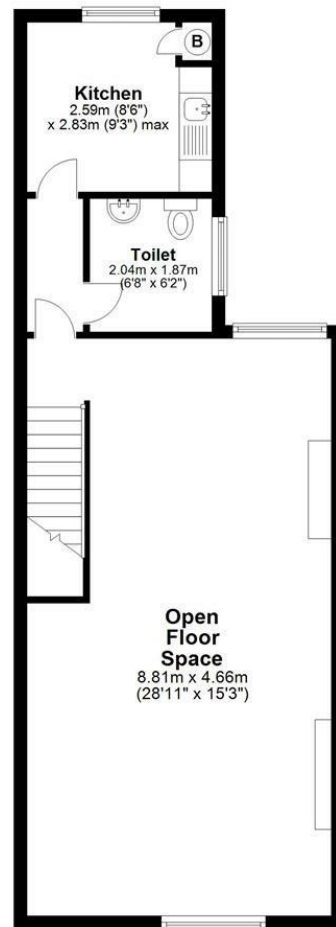
Ground Floor

Approx. 64.4 sq. metres (693.5 sq. feet)

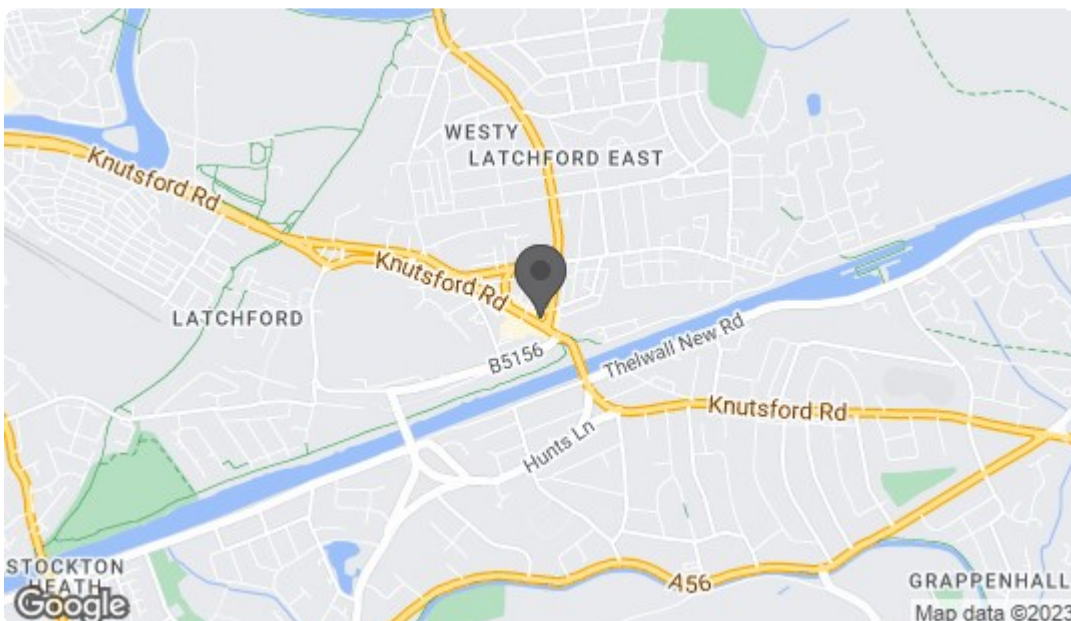


First Floor

Approx. 54.8 sq. metres (590.4 sq. feet)



Total area: approx. 119.3 sq. metres (1283.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		