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**752 Knutsford Road, Warrington, WA4 1JS**

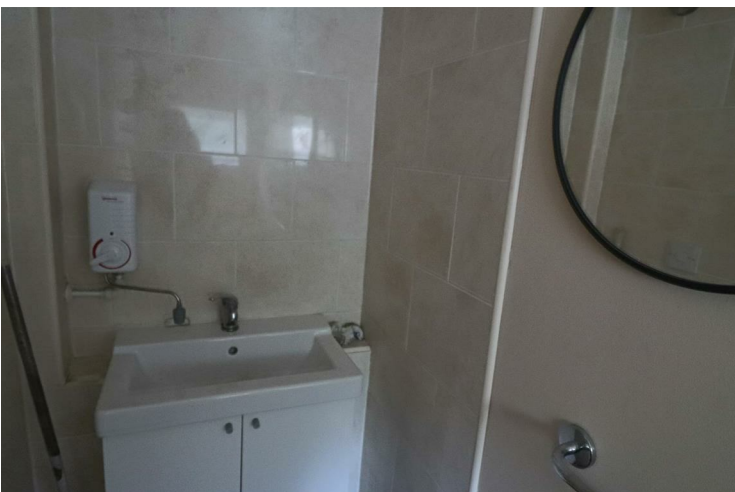
**£12,000 Per Annum**

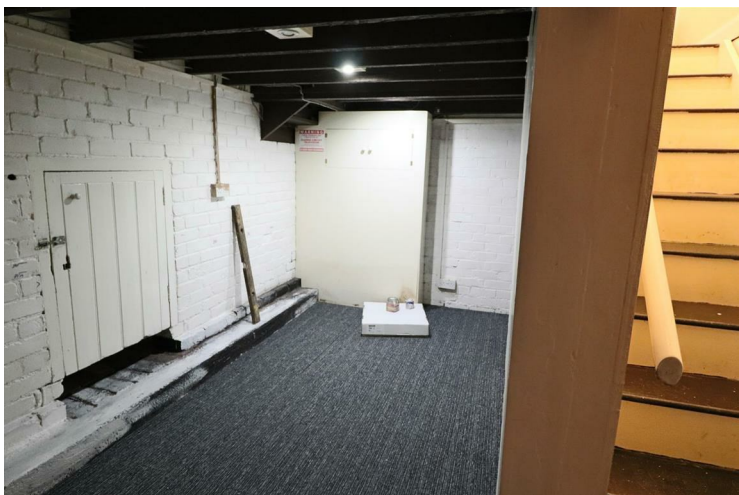
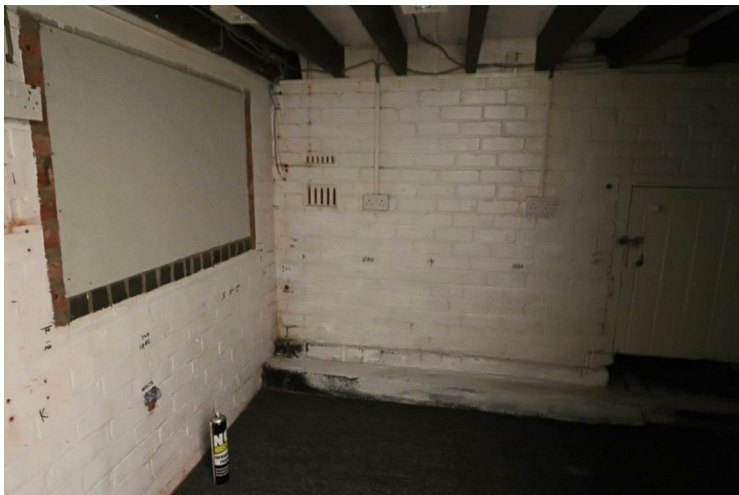
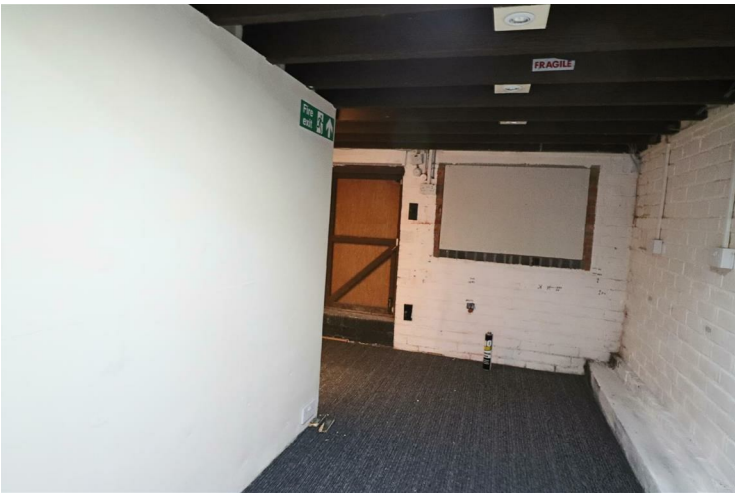
COMMERCIAL PROPERTY, FRONT RETAIL SPACE, SECOND RECEPTION ROOM, BASEMENT STORAGE ROOM, REAR WASH ROOM/W.C, CONVENIENT LOCATION, AVAILABLE NOW, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer the the rental market this great sized retail premises, offering two reception rooms, benefiting from its popular location in Latchford Village, home to a variety of shops and food outlets. The accommodation comprises: Front retail area, second office area, rear wash room/w.c, and additional storage space in the basement.

Viewing is recommended for this property.







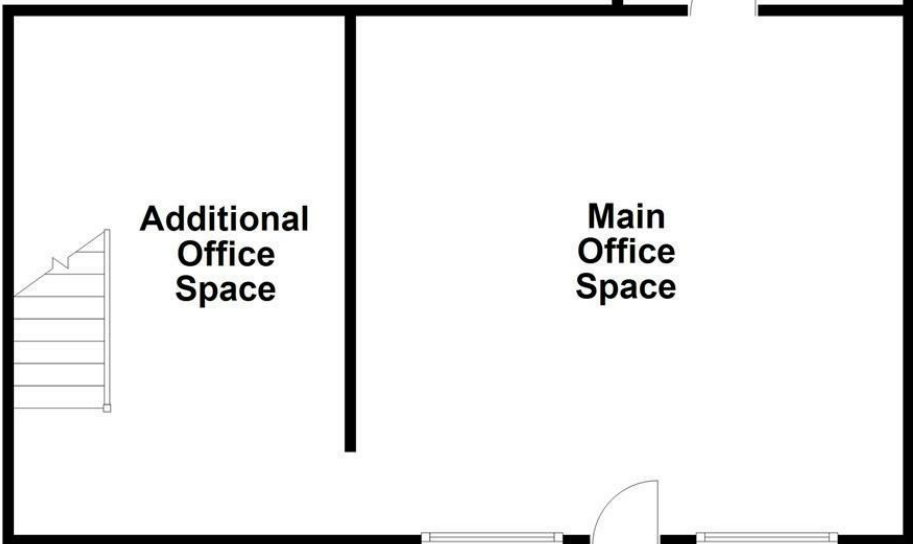
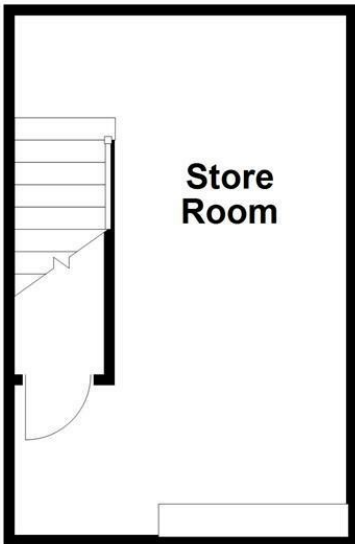


Ground Floor

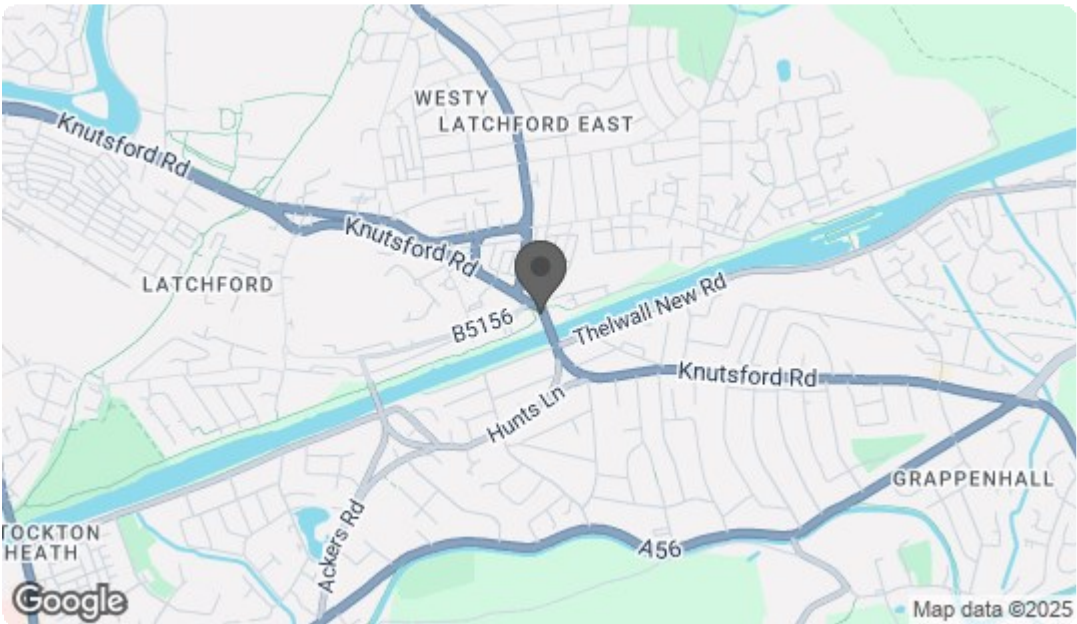
Approx. 41.8 sq. metres (450.2 sq. feet)

Basement

Approx. 14.5 sq. metres (156.6 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		