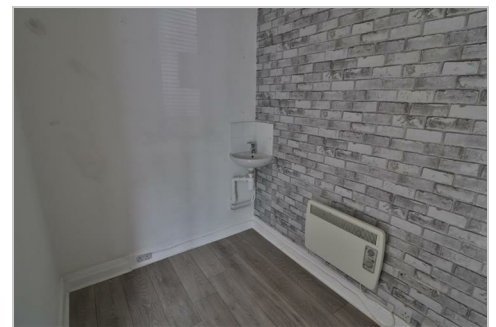


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



8 Thelwall Lane, Warrington, WA4 1LH

£500 PCM

COMMERCIAL PROPERTY, FRONT SALON/ RETAIL AREA, TWO TREATMENT ROOMS, WASH ROOM, SUPERB VILLAGE CENTRE LOCATION, AVAILABLE NOW, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer to the rental market this great sized retail property located in the heart of Latchford Village, making it very attractive, with its ever increasing marketplace, superb range of local amenities and close proximity to Warrington Town Centre.

The accommodation comprises Salon/ Retail Floor Space, Treatment Room One, Treatment Room Two and WC.

The property is available now. Viewing is highly recommended.

SALON SPACE



The main L shaped salon space, has a large UPVC double glazed window to the front of the property.

TREATMENT ROOM 1



Treatment room 1 has a wall mounted corner sink

TREATMENT ROOM 2



Treatment room 2 has both wall and base storage units, with sink incorporated.

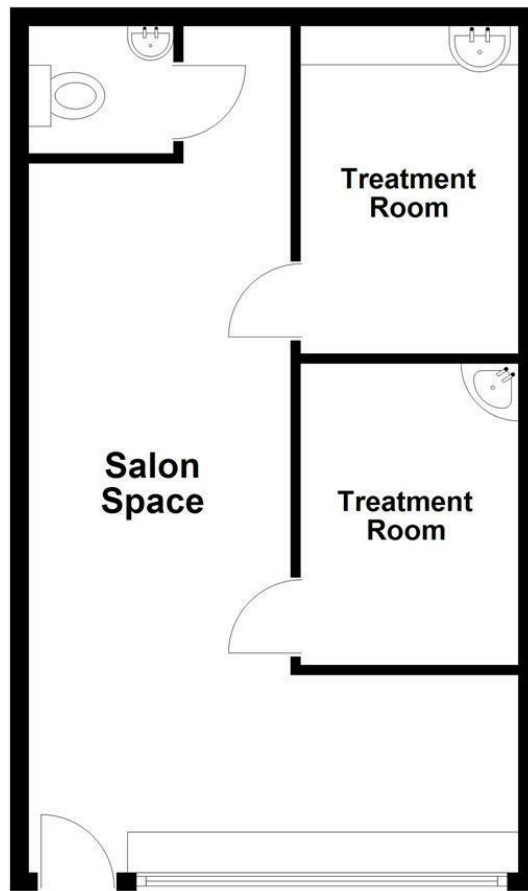
WC



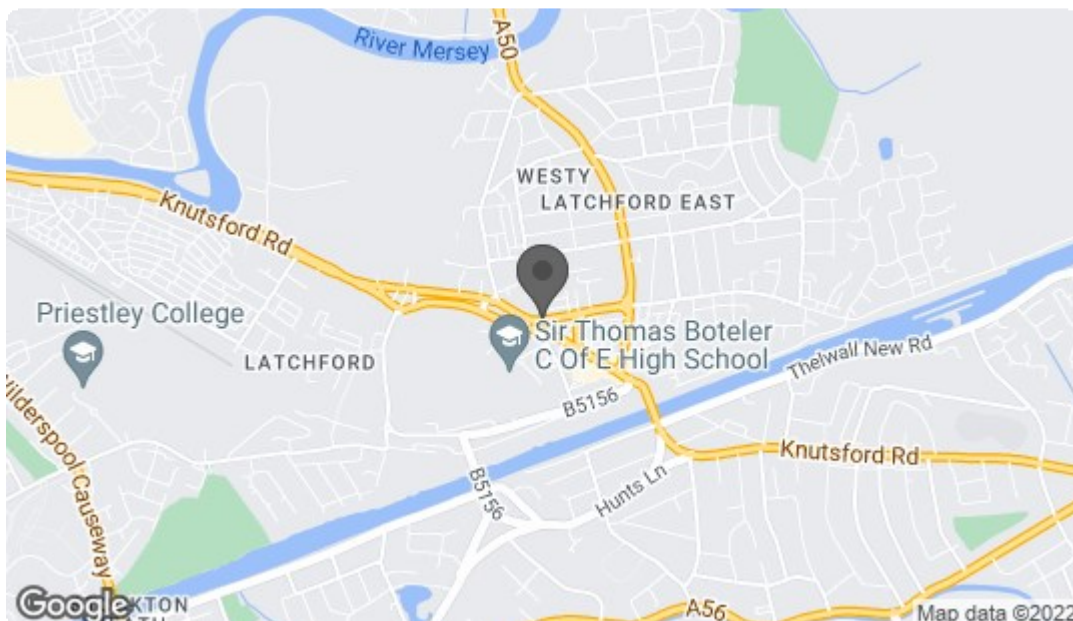
Fitted with low level w.c, and wall mounted wash basin.

Ground Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 27.9 sq. metres (300.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(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		63
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		