TO LET OFFICE 477.80 SQ M (5,144 SQ FT)

Lamb & Swift **Commercial Property**

01204 522 275 | Iambandswift.com



UNIT 7 **GLAZIERS LANE CULCHETH** WARRINGTON **WA3 4AH**

£36,000 Per annum

- A two-storey office
- Previously used as a Modelling Agency
- Own access with separate toilets and kitchen space
- Close **M6** M62 and to motorways
- £36,000 per annum

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The site has good parking and access to the motorway network is excellent with Junction 11 of the M62 within approximately 2 $\frac{1}{2}$ miles and junction 22 of the M6 within 2 miles.

Culcheth lies between Warrington and Leigh and the convenient motorway access allows good communications with Manchester and Liverpool.

DESCRIPTION

A two storey office space with separate access. The unit is split level and has previously been used as a modelling agency.

The Warehouse Studio's has a mix of operators already located on the site to include The Dress Studio and Black Sheep Wools.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	278.90	3,002
First Floor	198.90	2,142
TOTAL	477.80	5,144

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £36,000 per annum.

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of $\pm 37,250$ from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Josh Morgan Email: jmorgan@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ



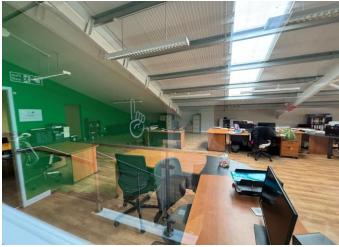
Important Noti

Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given window and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrective of other of them or corrective of details are given window to make or given any meetading purchaser or tenants should not rely on them as statements or representations or used to be corrective of details are given window to make or given any meetading purchaser or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the corrective or the corrective of them or the presentations of the set and use of them of them or construct of them of themselves of the set and use of them of them or construct of themselves of themselves of themselves of themselves the set and themselves the set and them of them of themselves of themselves of the set and themselves of themselves the set and themselves the set and themselves the set of themselve

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