



Bridgewater

Estates & Lettings



79 Whitesands Road, Lymm, WA13 9LJ

We are pleased to offer to let this well presented commercial property suitable for either shop or office use subject to the necessary planning consent. The premises are air conditioned and comprise of the main front room, a kitchen area and toilet facilities. There is a garage which is used as storage and shared use of outside space. Ideally located on a corner position the premises is in a popular residential area of Lymm and adjacent to several other shops and commercial businesses.

The picturesque village of Lymm is only a short distance away.

EPC rating E - ref: 0310-0132-2819-1904-0002

- Business rates exemption available for qualifying businesses
- Kitchen and Toilet facilities
- Alarm
- Corner position
- Air conditioning
- Shared outside space
- Storage building 4.8m x 2.5m
- Parking

£700 PCM

79 Whitesands Road, Lymm, WA13 9LJ

We are pleased to offer this well presented commercial property TO LET . It's located in a popular residential area in Lymm with several other commercial premises on the site. Ideal corner location with parking

Features:

Air conditioning.

Parking

Storage building 4.8m x 2.5m

Alarm


Water heater

Toilet

Kitchen area





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	