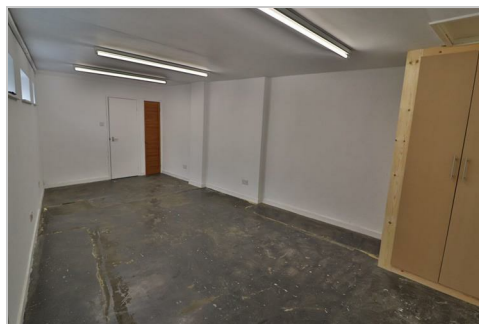


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



Rear Of 2A Powell Street, Warrington, WA4 1LA

£500

COMMERCIAL PROPERTY, RETAIL/OFFICE SPACE, W.C, GREAT LOCATION, AVAILABLE NOW.

Howell and Co. are delighted to offer the the rental market this retail premises, offering one reception room, benefiting from its popular location in Latchford Village, home to a variety of shops and food outlets.

The accommodation comprises: Large open area ideal for storage with potential for retail or office space, and a rear W.C/ wash room.

Viewing is recommended for this property.

EXTERNAL



Externally this property is accessed via the side of 2A Powell Street, to the rear

OFFICE SPACE



The office space consists of concrete flooring, white washed walls and a Upvc double glazed window to the side elevation.

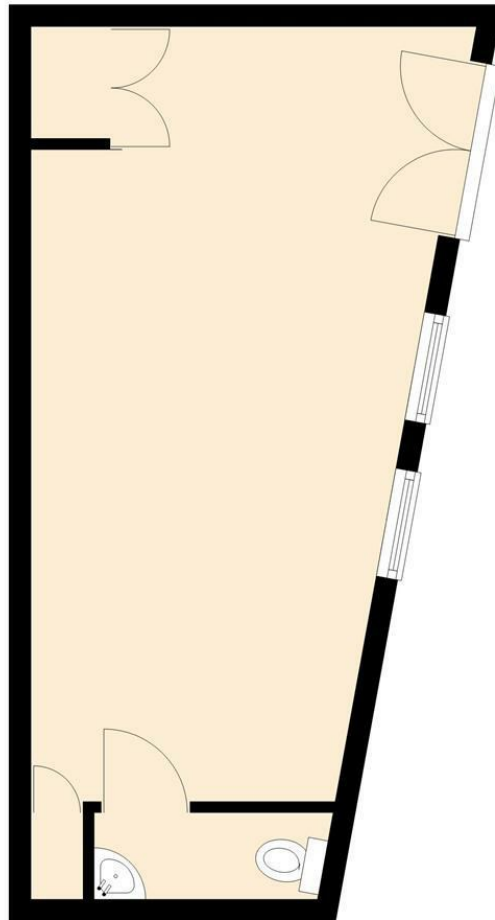
W.C



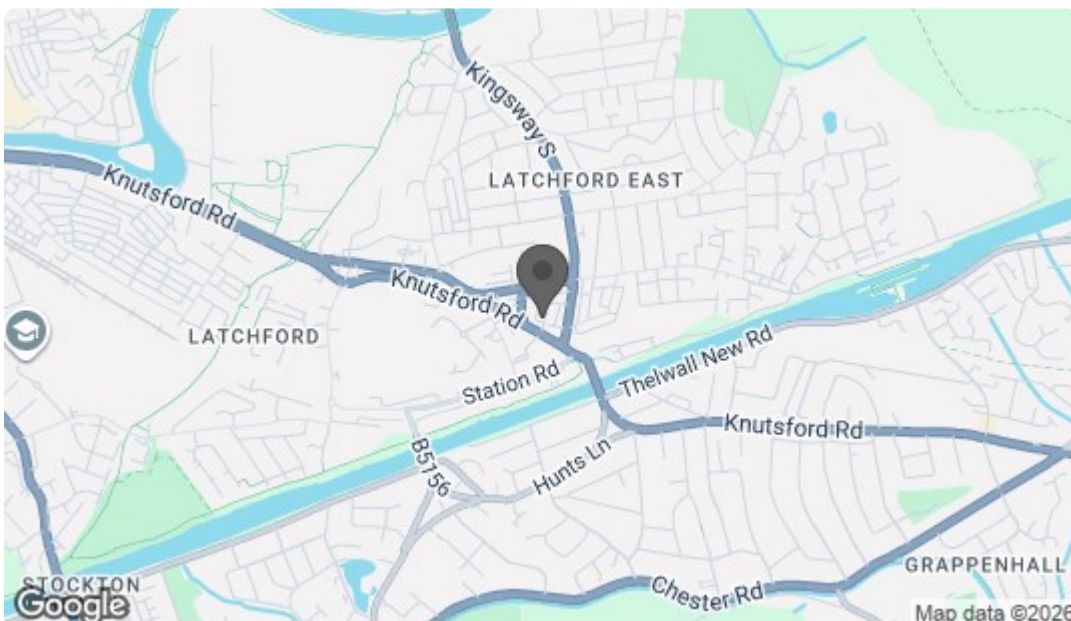
Comprising of a low level w.c and a wall mounted hand wash basin. White walls, accessed via the office space.

Ground Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 26.6 sq. metres (286.1 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		