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550A Knutsford Road, Warrington, WA4 1HR

£500 PCM

Well-Presented Commercial Premises - Currently Operating as a barbers shop

Howell and Co are delighted to offer an excellent opportunity to rent this commercial premises, currently operating as a barbers shop. The property offers open-plan salon space over two levels, and a small reception area towards the front of the shop and a WC to the rear.

The layout is flexible and could be adapted to suit alternative commercial uses.

Situated in a convenient and accessible location, the area benefits from strong footfall and excellent transport links, making it ideal for continued barber/salon use or other commercial ventures.

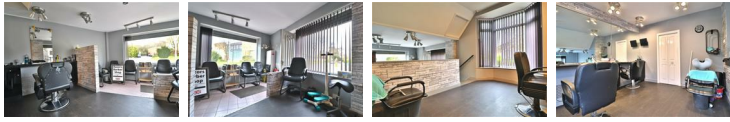
Early viewing is highly recommended.

EXTERNAL



Externally this premises has a high footfall and parking on nearby side roads.

MAIN OPEN PLAN SHOP



Large area currently used as a barbers over two levels, with styling and hair wash stations.

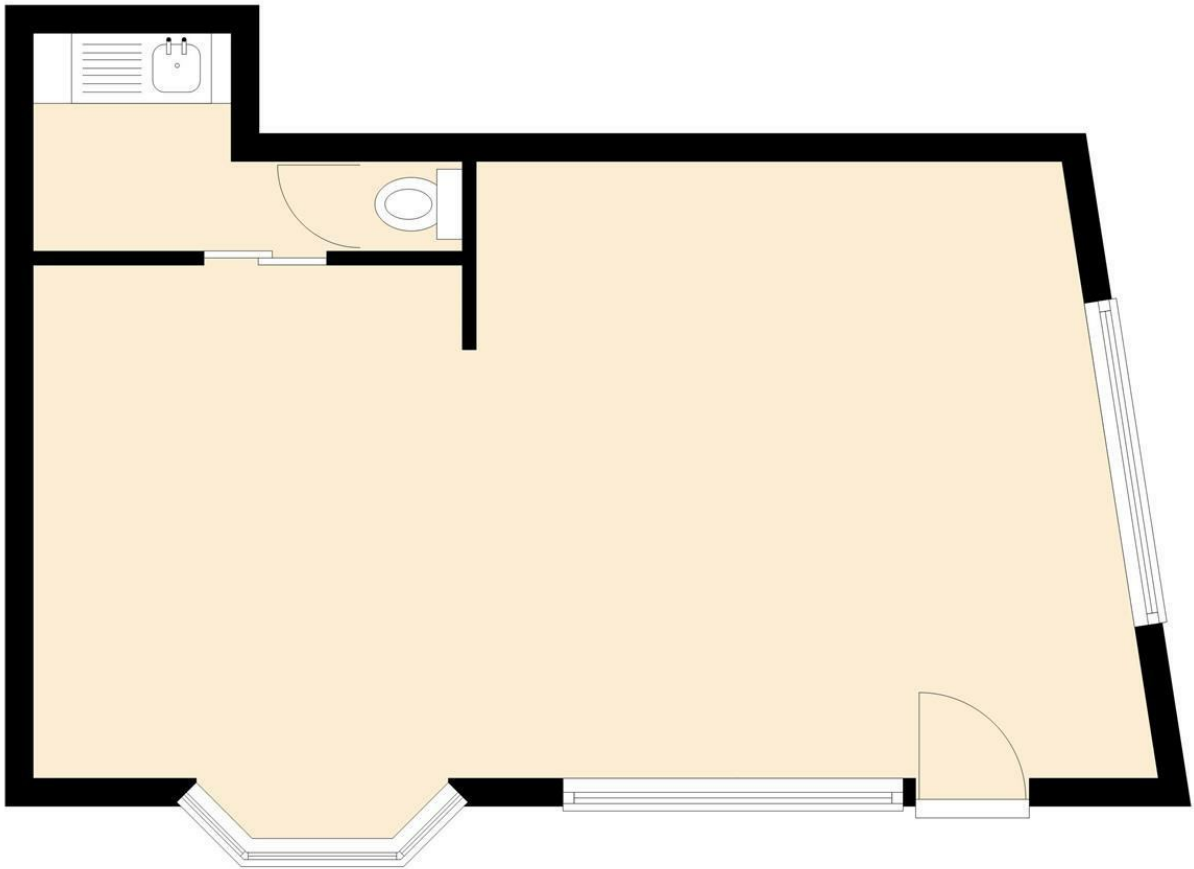
RECEPTION AREA



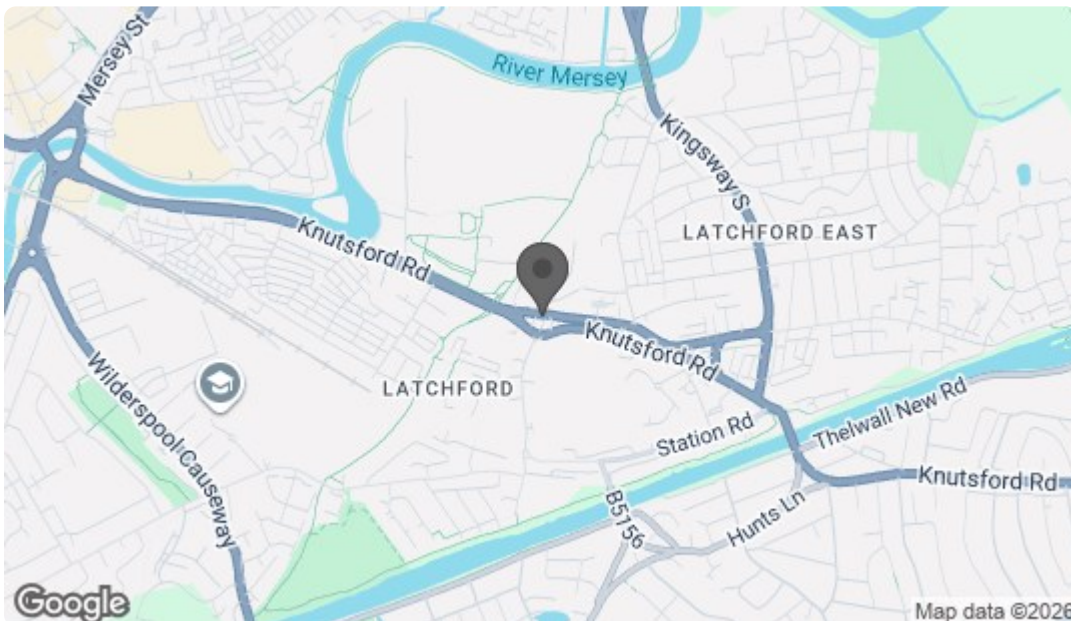
With space for chairs to greet customers.

Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 35.4 sq. metres (381.1 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		