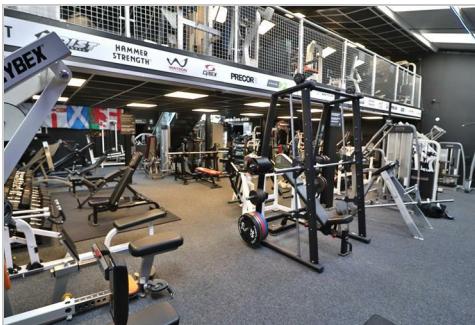


759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



Palatine Industrial Estate Causeway Avenue, Warrington, WA4 6QQ

£20,000 Per Annum

Well-Presented Commercial Premises - Currently Operating as a Fully Equipped Gym

Howell and Co are delighted to offer an excellent opportunity to rent this versatile commercial premises, currently operating as a well-established fitness gym. The property offers spacious open-plan training areas, shop/reception area, changing facilities and shower/WC amenities.

The main gym floor benefits from high ceilings, with additional space offered by a mezzanine floor. The layout is flexible and could be adapted to suit alternative commercial uses. Additionally, the premises also benefits from a secure, fenced, car park.

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

Early viewing is highly recommended.

EXTERNAL



Externally this premises has a secure fenced car park

MAIN GYM FLOOR



Large area currently used as a gym.

MEZZANINE



Large area currently used as a gym, with

W.C

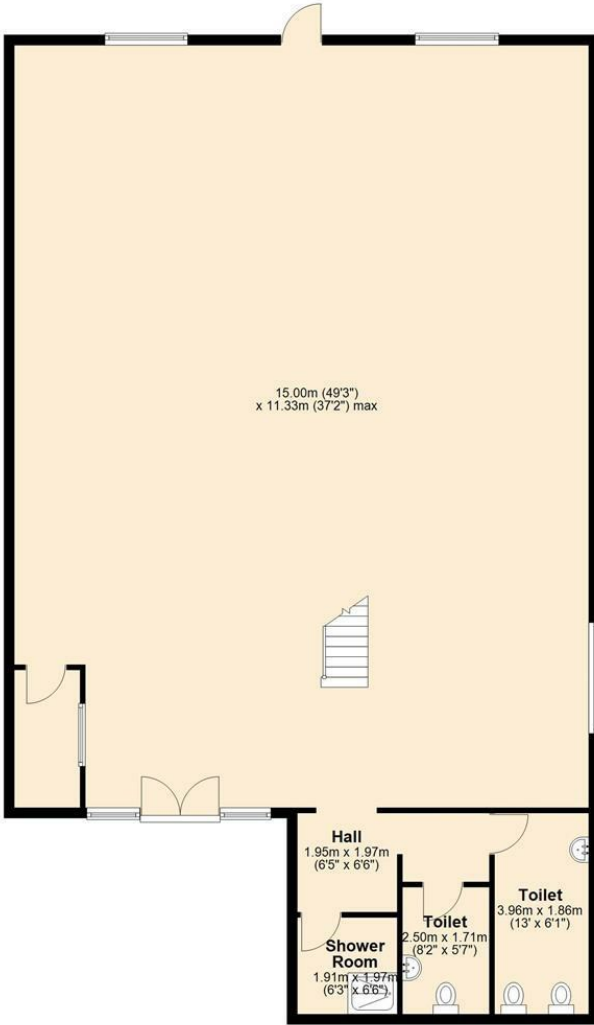


SHOWER ROOM



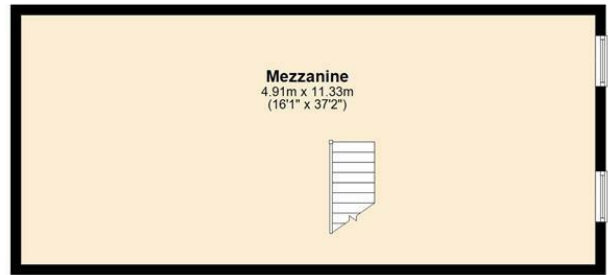
Ground Floor

Approx. 193.3 sq. metres (2080.4 sq. feet)

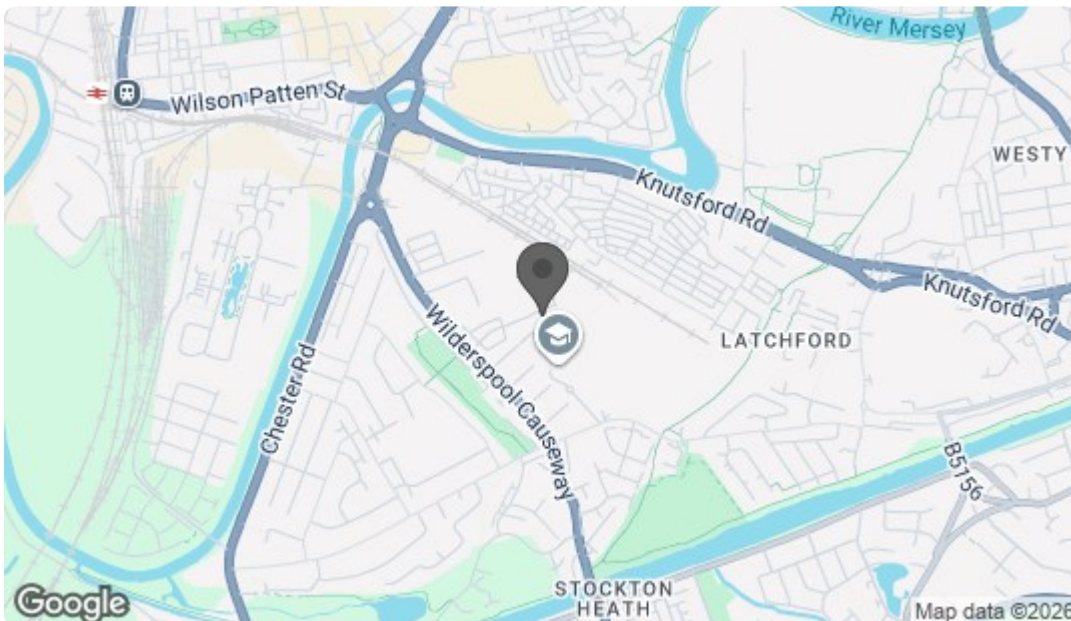


First Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



Total area: approx. 248.9 sq. metres (2679.3 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	