

to let

Ultra Modern Commercial Unit & Yard

Ground Floor 311 m² (3,350 ft²)



Premises at Haydock Street
Warrington
WA2 7UW

- Constructed in 2022
- High Specification
- Prominent Corner Unit
- Attractive Glazed Frontage
- Enclosed Rear Yard

MORGANWILLIAMS.com

01925 414909

Location

The property is situated just off and is visible from the main A49, immediately to the rear of Enterprise Rent a Car and Wickes DIY.

It occupies a well-established trading location to the north of Warrington Town Centre, amongst other high profile businesses.

The unit fronts Haydock Street and vehicular access and loading is via John Street to the rear.

Description

We are delighted to offer for rent a very high specification, modern business unit, that is currently used for car sales and display. B1, B2 and B8 uses are authorised.

The unit was constructed in 2022 and a new Lease is available direct from the Landlord.

Internally the unit is predominately open plan and incorporates offices, kitchen and wc facilities.

To the rear is an enclosed gated yard for parking and loading etc.

The unit will be ideal for trade and display purposes or other businesses that require an element of trade counter.

The unit is available immediately and we expect demand to be high.

Accommodation

Gross Internal Area

Ground Floor	311 m ²	3,350 ft ²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: Not known.

Based on neighbouring property we estimate the Rateable Value should be in the region of £24,000.

Business Rates Payable 2022/23 (based on above estimate: £11,976

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 5 years, with periodic upward only rent reviews.

Availability

Immediate.

Rental

£40,000 per annum.

VAT

We are advised that VAT is not currently applicable to the property.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates (rbates@morgan@morganwilliams.com)

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band - New Build

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.