



11 Jackson Avenue, Culcheth, Warrington, WA3 4EJ

Ground Floor Retail Unit

Summary

Tenure	To Let
Available Size	1,033 sq ft / 95.97 sq m
Rent	£14,000 per annum
Rates Payable	£6,362.25 per annum
Rateable Value	£12,750
EPC Rating	Upon enquiry

Key Points

- Busy Local Parade
- Communal Parking Area On The Front
- High Volume of Passing Traffic
- Sought After Village Location
- High Pedestrian Footfall
- Next to Sainsburys

Location

The property is located on Jackson Avenue, which consists of both commercial and residential properties.

Culcheth is an affluent village situated between Warrington and Leigh, which has convenient access to the motorway network via the M62 at Birchwood.

The unit is highly accessible being located within the heart of Culcheth village centre, with communal parking at the front of the building which is shared with the rest of the parade.

Description

The property comprises a compact retail unit with forecourt parking to the front, formerly a laundrette, this unit is suitable for a variety of trades.

Internally the property provides an open retail space with storage at the rear and side. There is a small yard area at the rear of the shop which has access from inside the unit via a back street.

This property is stationed in the corner of a variety of shops such as Sainsburys, Post Office, Hairdressers and a beauty salon.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,033	95.97
Total	1,033	95.97

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rental

£14,000 per annum.

Services

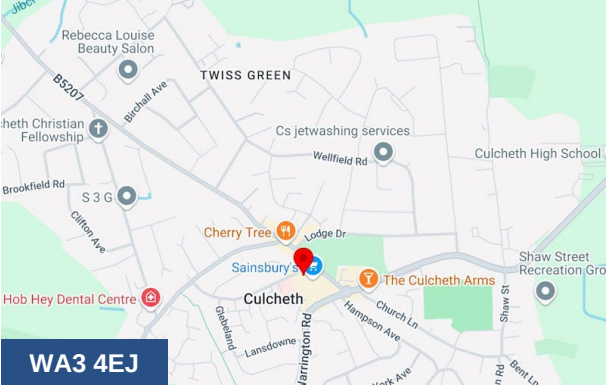
Mains electricity, water and drainage are connected.

VAT

To be confirmed.

Legal Costs

All parties are are to be responsible for their own legal costs.



Viewing & Further Information



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