



Unit 4 Lovely Lane, Warrington, WA5 0AB

Ground Floor Office Suite

Summary

Tenure	To Let
Available Size	985 sq ft / 91.51 sq m
Rent	£15,000 per annum
Rates Payable	£4,540.90 per annum
Rateable Value	£9,100
EPC Rating	Upon enquiry

Key Points

- Prominently Situated
- On-Site Parking
- Densely Populated Area
- High Volume of Passing Traffic
- Large Double Frontage
- New Lease Available
- Great Advertising Potential
- Refurbished

Location

The property is prominently situated on the corner of the traffic light junction of Lovely Lane, Lodge Lane, Bewsey Road and Folly Lane, within an established residential area to the north of Warrington Town Centre. Folly Lane intersects with the A49 Winwick Road within half a mile.

Description

We are pleased to offer for rent this modern ground floor office that forms part of this popular and prominent retail centre.

Notable neighbouring occupiers are Morrisons and BetFred.

The unit is ground floor only and benefits from a large open plan floor area.

Rear stores, wc and kitchen facilities are provided.

This particular unit boasts the largest frontage within the scheme, having two wide shop fronts and a welcoming angled entrance.

The property is vacant and will be ideally suited to many retail/office businesses.

There is a communal car park at the side of Morrisons.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	985	Available
Total	985	

Rates

Rateable Value: £9,100
Rates Payable 26/27: £4,540.9

Lease Term

Available by way of a new tenants effectively full repairing and insuring basis, for a minimum 3 year term.

Rental

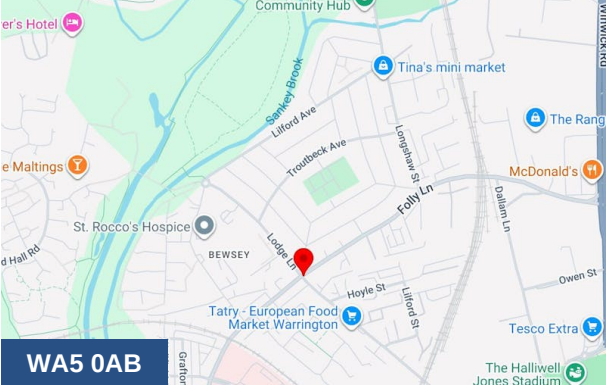
£15,000 per annum.

Service Charge

Levied to cover communal obligations.

VAT

We are advised that VAT is not applicable.



Viewing & Further Information



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