2 OLIVER STREET, WARRINGTON, WA2 7FY

RETAIL UNIT TO LET

LOCATION

The development consisting of Majestic Wine and the subject unit, sits on the A49 (Winwick Road) which the main arterial route into Warrington Town Centre from the M62. The area hosts a number of national occupiers including Tesco, Wickes, Carpet Right, Sofology and Domino's.

RENT

£19,500 per annum exclusive

Rent is exclusive of Business Rates, Insurance, VAT and Utilities.

DESCRIPTION

The property is arranged over ground floor only with designated parking at the front.

Plans are available upon request

LEASE

New FRI lease for a term of years to be agreed.

FLOOR AREAS

The units provide the following approximate areas, which are to be used as a guide only:

Ground Floor - 1,103 sq ft

RATEABLE VALUE

The unit has the following Rateable Value from 1 April 2023:

£18,250

Interested parties should confirm the exact Business Rates payable with the local authority.

USE

The unit benefit from Use Class E (Commercial, Business & Services), but would be suitable for a variety of uses subject to the necessary planning.

EPC

A copy of the full certificate and report can be provided upon request.

CONTACT: Phil Coombes
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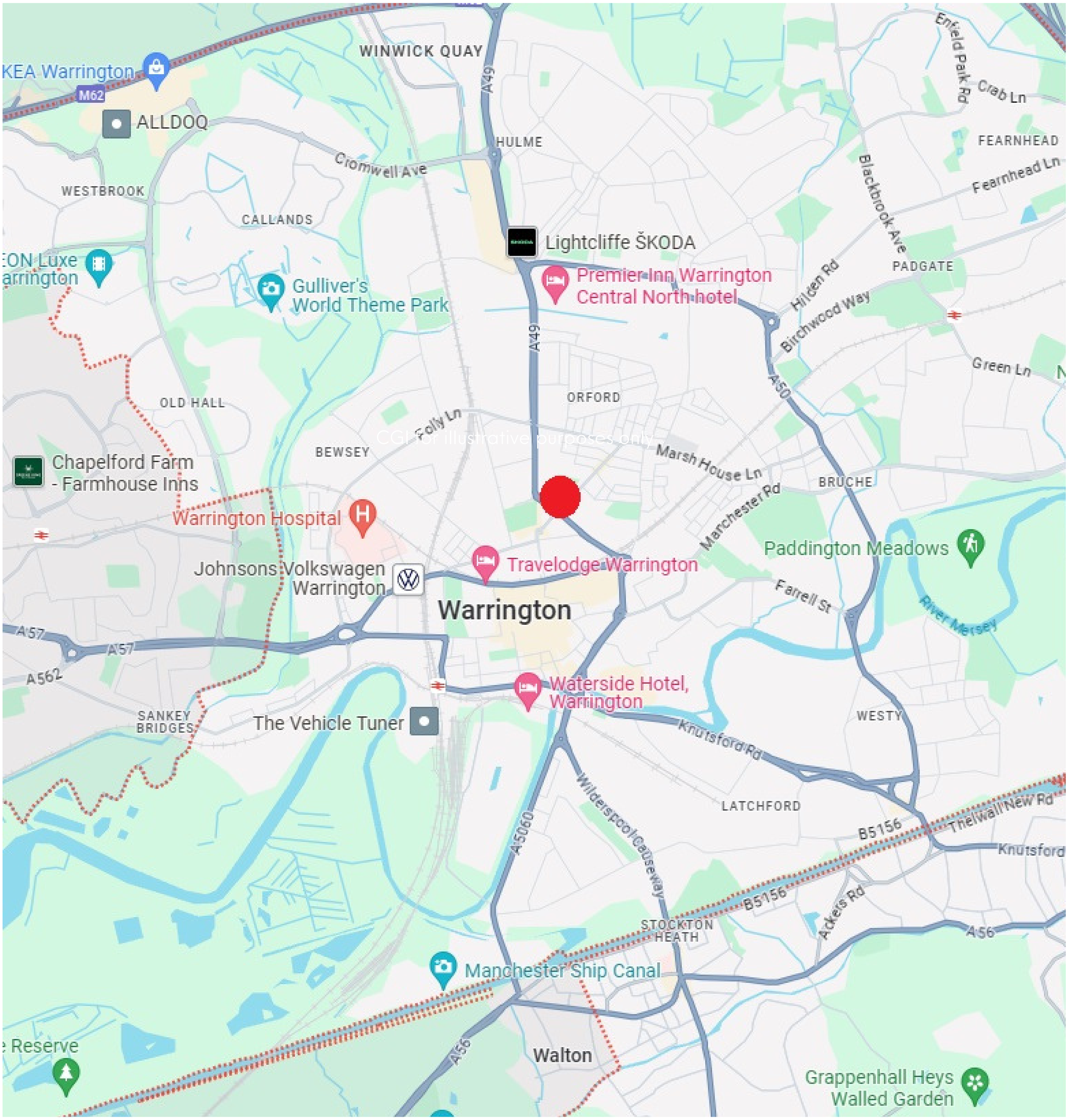

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