

# to let.

## RETAIL

97.8 m<sup>2</sup> (1,053 ft<sup>2</sup>)



- Prime Village Centre Retail
- New Lease Available
- Large Rear Garage Included
- Two Retail Floors
- Enclosed Rear Yard

**MORGAN  
WILLIAMS.**

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720 Mandarin Court, Warrington, WA1 1GG

**11 LONDON ROAD  
STOCKTON HEATH  
WARRINGTON  
WA4 6SG**

## Location

The property is prominently situated on the A49 London Road within Stockton Heath Village Centre.

Stockton Heath is a busy shopping area, where excellent local amenities are available. A Morrisons store and petrol filling station is situated within 400m. Warrington Town Centre is 2 miles to the north.

This stretch of London Road has increased in popularity with occupiers in recent times and contains several independent retailers making it an interesting and vibrant section of the Village.

## Description

A main road fronted Village Centre 2-storey mid-terraced retail property with open-plan sales areas to the ground floor and first floor, together with basement storage.

WC and kitchen facilities are provided.

The ground floor door and window openings include electrically operated roller shutters for enhanced security.

Outside at the rear is an enclosed yard and a detached double garage with up and over door backing on to the street to enable secure parking or additional storage.

## Accommodation

Net Internal Area

Ground Floor	37.9 m <sup>2</sup>	408 ft <sup>2</sup>
First Floor	42.9 m <sup>2</sup>	462 ft <sup>2</sup>
Basement	17.0 m <sup>2</sup>	183 ft <sup>2</sup>
Total:	97.8 m <sup>2</sup>	1,053 ft <sup>2</sup>

## Services

All mains services are connected.

There is a gas central heating system to radiators.

## Rates

Rateable Value: £18,000.  
Payable 2017/18: £8,622.

## Rental

£23,000 per annum.

## Lease Terms

The property is available by way of a new Tenant's Full Repairing and Insuring lease for a 3, 5 or 10 year term incorporating 3 yearly upward only rent reviews.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

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

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For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Available on Request**

### 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.