



25A Rylands Street, Warrington, WA1 1EJ

Retail/Salon Premises
REDUCED RENT

Summary

Tenure	To Let
Available Size	48.70 sq m / 524.20 sq ft
Rent	£10,000 per annum
Rates Payable	£3,093.80 per annum
Rateable Value	£6,200
EPC Rating	Upon enquiry

Key Points

- Fully Fitted
- Ready for Trade
- 4 Individual Rooms
- Existing Beauty Salon
- F&F Available for Purchase
- Town Centre Location

Description

We are pleased to offer for rent this established and trading beauty salon premises.

It has been lovingly arranged over the ground floor with a working reception area and 3 separate treatment rooms.

There are a number of fixtures and fittings and items of equipment that are available for purchase from the outgoing tenant.

Kitchen and wc facilities are installed and the unit is self contained.

There will be a new Lease offered direct from the Landlord.

Location

The property is situated on Rylands Street, which connects Bridge Street and Palmyra Square and the Cultural Quarter.

This is a well established salon based location with numerous hair and beauty and similar uses.

Golden Square Shopping Mall and Time Square Leisure complex are both within 2 minutes walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	524.20	48.70
Total	524.20	48.70

Lease Terms

A new Lease is available direct from the Landlord on a tenants effectively full repairing and insuring Lease for a minimum 3 year term.

Rental

£10,000 per annum exclusive.

Services

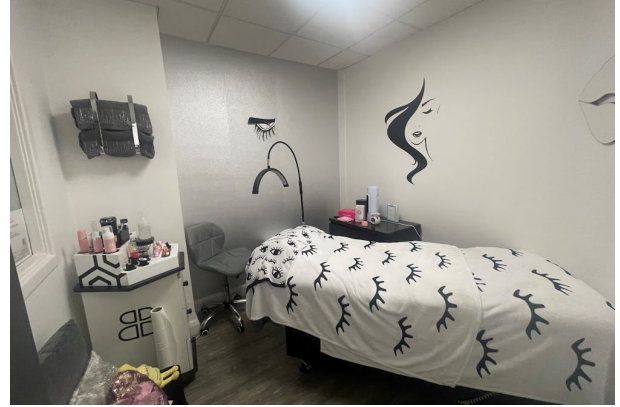
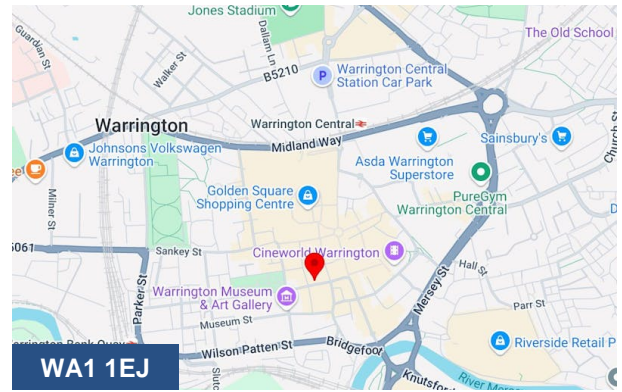
Mains electricity, water and drainage are connected.

VAT

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

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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