

TO LET

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



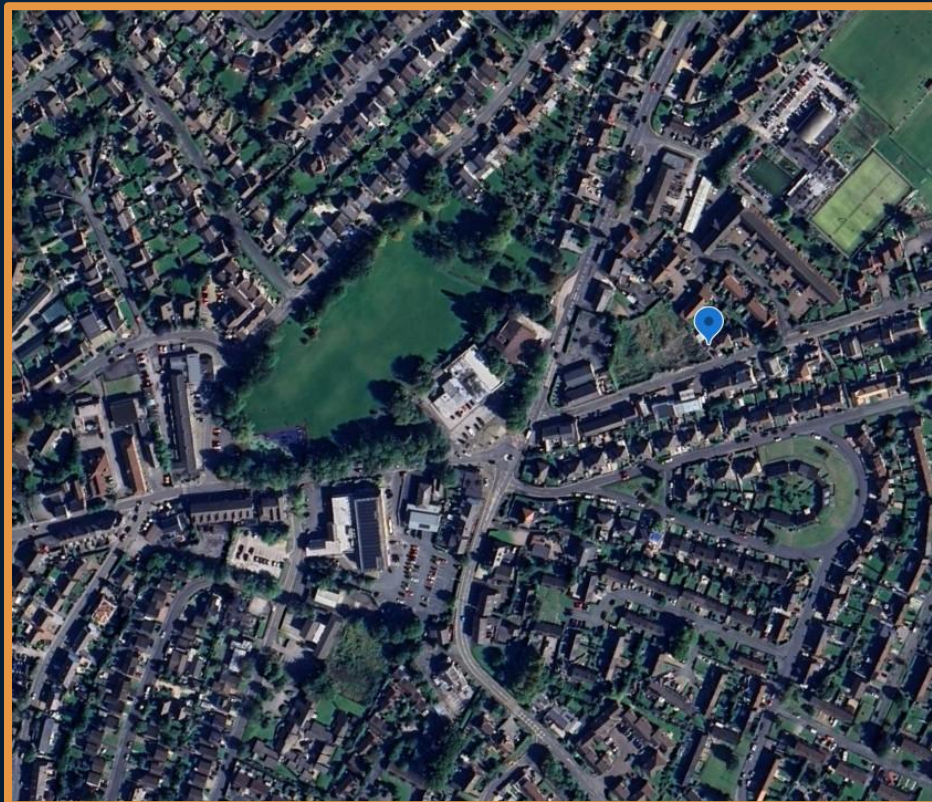
LOCATION

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



SITUATED IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF CULCHETH, 3A CHURCH STREET ENJOYS AN EXCEPTIONAL CENTRAL POSITION JUST MOMENTS FROM AN EXCELLENT SELECTION OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, PUBS AND EVERYDAY AMENITIES. THE VIBRANT VILLAGE CENTRE COMBINES TRADITIONAL CHARM WITH A WELCOMING COMMUNITY ATMOSPHERE, MAKING IT ONE OF WARRINGTON'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS.

THE PROPERTY IS IDEALLY PLACED FOR FAMILIES, WITH WELL-REGARDED LOCAL SCHOOLS NEARBY, WHILE SCENIC OPEN SPACES, INCLUDING CULCHETH LINEAR PARK, OFFER ATTRACTIVE WALKING AND CYCLING ROUTES. LOCAL SPORTING FACILITIES, LEISURE CLUBS AND COMMUNITY EVENTS FURTHER ENHANCE THE AREA'S APPEAL FOR COMMUTERS, CULCHETH PROVIDES EXCELLENT CONNECTIVITY, WITH CONVENIENT ACCESS TO THE M6, M62 AND A580, PLACING WARRINGTON, MANCHESTER, LIVERPOOL AND THE WIDER NORTH WEST WITHIN EASY REACH. NEARBY RAILWAY STATIONS AT BIRCHWOOD, GLAZEBROOK AND NEWTON-LE-WILLOWS OFFER REGULAR RAIL SERVICES TO REGIONAL AND NATIONAL DESTINATIONS



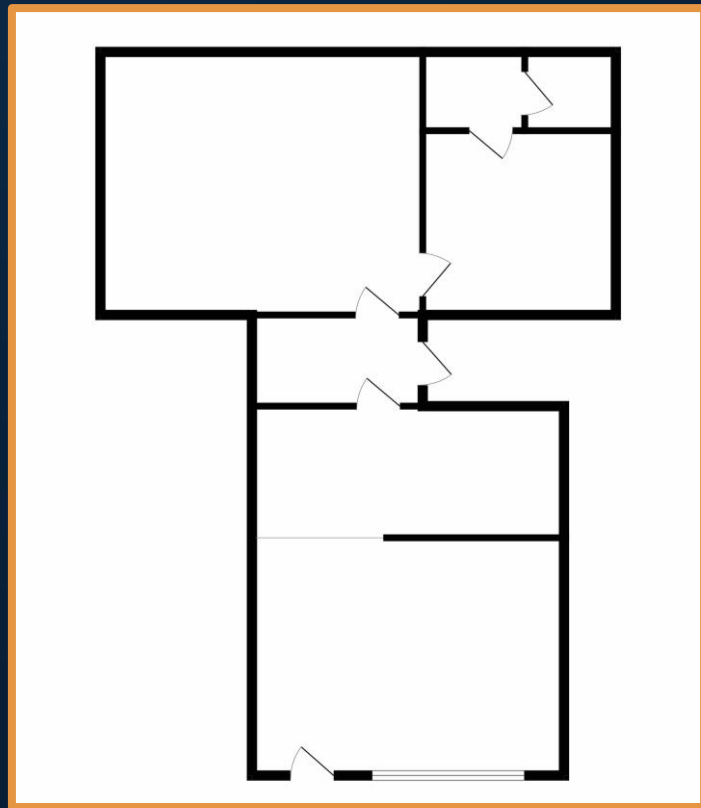
PHOTOS

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



FLOORPLAN

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



DETAILS

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



DESCRIPTION

- PROMINENT LOCATION IN CULCHETH VILLAGE
- ACCOMMODATION – 867 SQ.FT
- SUITABLE FOR TAKEAWAY USAGE
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £15,000 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES

3A CHURCH LANE, CULCHETH, WARRINGTON, WA3 5DL



SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX



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zoopla

