



Unit 2A, The Stables, Warrington, WA2 7NW

Ground Floor Showroom Unit

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 2,000 sq ft / 185.81 sq m |
| Rent | £15,000 per annum |
| Rates Payable | £4,590.80 per annum |
| Rateable Value | £9,200 |
| EPC Rating | B (39) |

Key Points

- Open Plan Showroom
- Private Front Courtyard
- Close to Town
- Excellent Signage Profile
- Opposite Rugby Stadium
- Ideal Starter Unit
- Easy Access to A49

Location

Situated on Buckley Street opposite the Warrington Wolves and Tesco Extra, on the periphery of Warrington Town Centre, in a developing area.

The busy A49 Winwick Road can be reached within 200 metres.

Description

An open plan showroom with separate wc and kitchen facilities.

It is attractively presented with plastered walls and suspended ceiling incorporating lighting.

There is an enclosed front courtyard.

It was previously a long established fire place showroom and similar uses will be appropriate.

The quoting rent is just £7.50 psf.

Roadside parking is available along Buckley Street and Erwood Street.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 2,000 | 185.81 |
| Total | 2,000 | 185.81 |

Services

Mains electricity, water, gas and drainage are connected.

Lease Terms

The unit is available for a flexible term on a Tenants effectively full repairing and insuring basis.

Rental

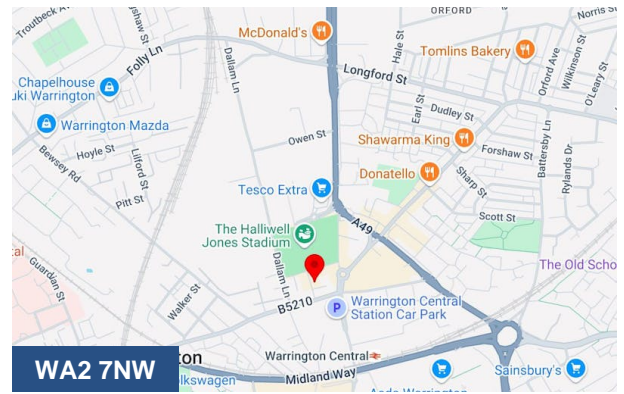
£15,000 per annum.

Service Charge

Levied in respect of communal issues and maintenance.

VAT

We are advised that VAT is not applicable on this property.



Viewing & Further Information



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