



**Unit 10, Milner Street, Warrington, WA5 1AD**

**Ground Floor Retail Unit**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	348 sq ft / 32.33 sq m
<b>Rent</b>	£7,500 per annum
<b>Rateable Value</b>	£5,700 rates are currently covered through small business relief, if applicable.
<b>EPC Rating</b>	Upon enquiry

**Key Points**

- Busy Business Centre
- Office Space Available
- Great Location
- Rarely Available Unit
- Large Car park
- Multiple Storage Areas Included
- Next Door to Main Post Office
- All Ground Floor

## Description

We are delighted to bring to the market for rent this ground floor retail unit amongst a busy mixed use (leisure and fitness orientated) building with a large open car park at the front.

The unit comprises of a main retail space which leads into two storage sections located at the side of the unit. Given the layout of the unit, an established retailer can make great use of the space available with multiple storage spaces to house stock and an open plan large retail space at the front of the unit.

Being situated within a predominantly leisure and fitness business centre, there is a market ready to be tailored to the needs of those who use the unit which can in turn bring success and regular clientele to the business.

Alongside the unit, an office space just two doors down is available, which can be used as a hub for staff or extra storage if needed.

## Location

Prominently located next to the Post Office and opposite Warrington VW, just off the main A57, Priestley Street.

The property adjoins Kia Motors. Lookers Honda is situated opposite the Priestley Street/Milner Street junction.

Priestley Street forms part of the Southern Expressway, the principal east-west cross town route, and carries high volumes of traffic.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground - Unit 10 (corridor)	348	Available
<b>Total</b>	<b>348</b>	

## Services

Mains electricity, water and drainage are connected.

Electric is charged by a sub meter which is payable at the end of every month.

Any heating would be fitted by a new tenant and is run through the electric.

## Lease Terms

Available by way of a new tenants effectively full repairing and insuring lease direct from the landlord.

## Rental Value

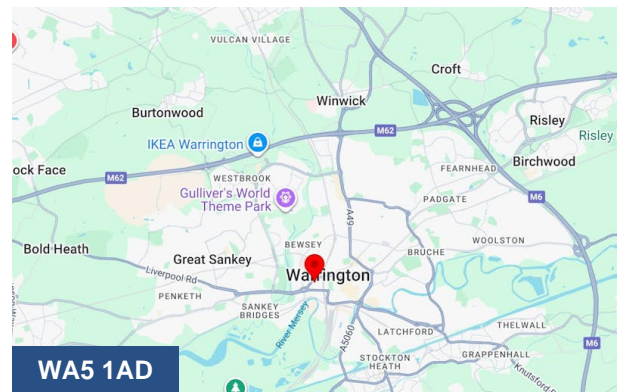
Unit 10 (Corridor) £7,500

## Service Costs

Included in the above rentals, apart from electricity and business rates should they be applicable.

## VAT

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



## Viewing & Further Information



**Alex Perry**

01925 414909

aperry@morganwilliams.com

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