

TO LET

76-78 Old Liverpool Road, Warrington, WA5 1AE

- **Superb Location in a popular commercial/residential area**
- Substantial traffic movement
- Located on a busy road linking Warrington Town Centre to Sankey and Penketh



Internal Photo



LOCATION

The property is located off the A57 on the Old Liverpool Road in a well established commercial/residential area with significant and expanding usable housing approx 1 mile west of Warrington Town Centre.



DESCRIPTION

- Prominent Location
- 1800 SQ.FT
- Road side frontage
- 1st floor studio/office
- Allocated car parking

TERMS

The premises are available by the way of a new Lease from 2 years

LEGAL COSTS

Each party to pay their own legal costs.

RENTAL

£9,600.00 per annum (not VAT payable)

RATES

Rateable Value - £7,200.00

Enquiries

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