

TO LET

350 Wilderspool Causeway, Warrington, WA4 6QP

- 2240 SQ.FT Ground floor retail unit
- Prominently positioned on the A49
- Allocated car parking



LOCATION

The property is located on Wilderspool Causeway (A49), approximately 1 mile south of Warrington town centre and within 0.2 miles of Stockton Heath Village.

Stockton Heath village is situated to the South, where major of the local amenities are available, together with excellent shopping and restaurant facilities.

Morrisons supermarket is within 400 meters of the property.

DESCRIPTION

- Ground floor retail unit
- Electric roller shutter doors
- 2240 sq.ft
- Majority open plan with a section of office space
- Road side frontage
- Close to amenities
- Allocated car parking spaces

RENTAL

- £22,000 per annum + VAT

TERMS OF LEASE

- The premises are available by way of a new Lease on a term from 2 years.

LEGAL COSTS

- Each party to pay their own legal costs

BUSINESS RATES

- Rateable value – £14,750

ENQUIRIES



Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX



brad@readproperty.info



www.readproperties.co.uk



01925 213987