

350A Wilderspool Causeway, Warrington, WA4 6QP

RETAIL UNIT TO LET



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## 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



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## DESCRIPTION

- Ground & 1st floor retail unit
- Electric roller shutter doors
- 1726 sq.ft ground floor & 3900 sq.ft 1st floor
- Open plan
- Road side frontage
- Close to amenities
- Allocated car parking spaces

## LEGAL COSTS

- Each party to pay their own legal costs

## TERMS OF LEASE

- The premises are available by way of a new Lease on a term for 5 years, with a Landlord break clause at after the 2<sup>nd</sup> anniversary

## RENTAL

- £25,000 per annum plus VAT

## ENQUIRIES



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



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