

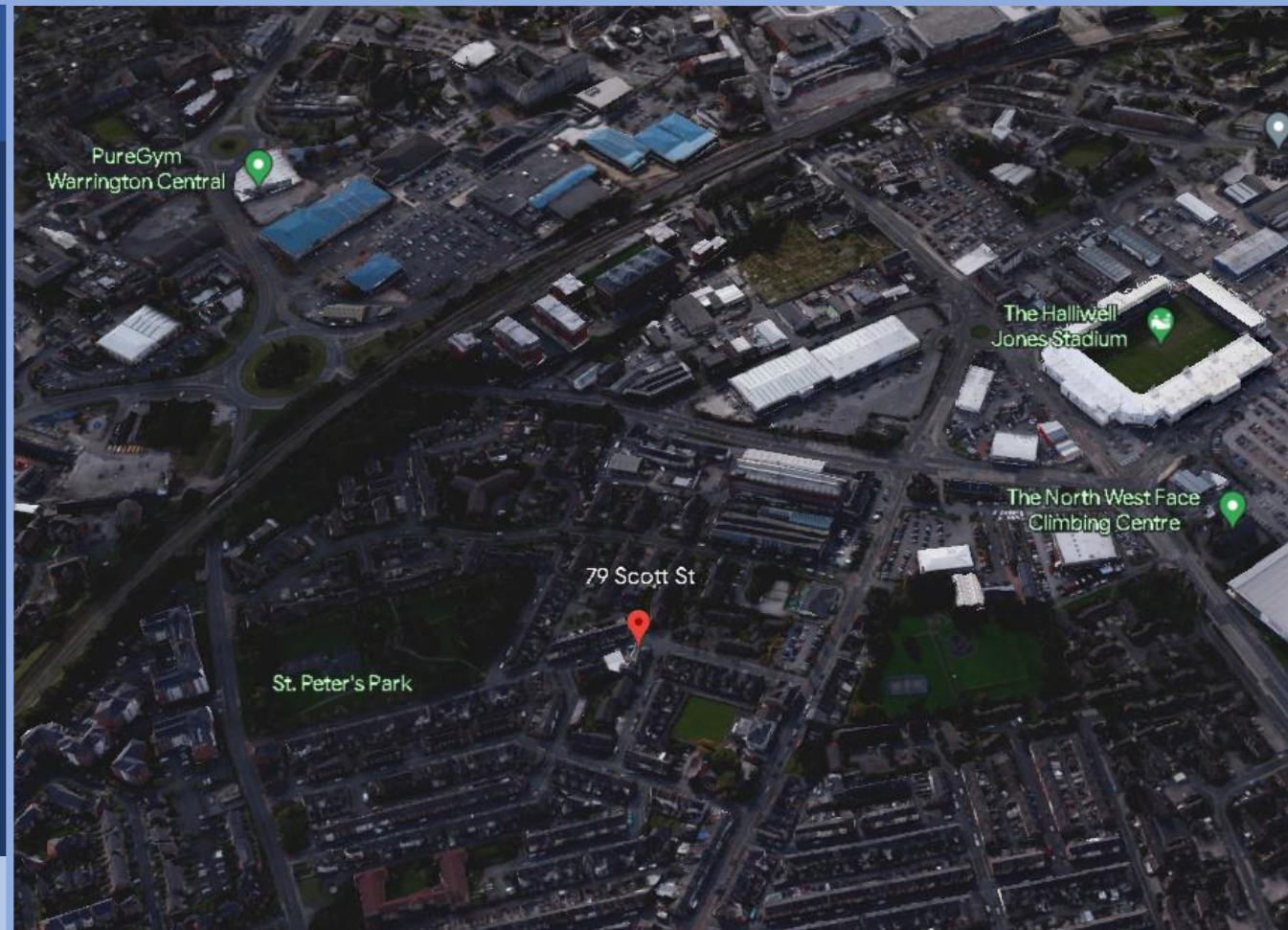
79 Scott St, Warrington WA2 7EH

TO LET



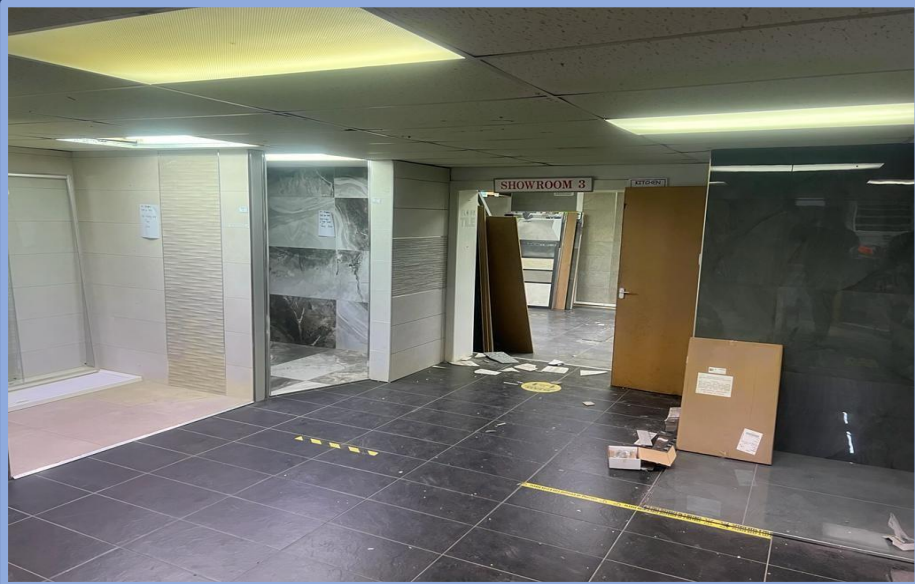
LOCATION

The property is located on the northern edge of Warrington Town Centre off the A49 in an established residential and commercial area with good transport links.



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PHOTOS



DESCRIPTION

- Prime location in the heart of Warrington
- Accommodation – Circa 3,910 sq.ft
- Road frontage
- Close to amenities
- Popular commercial location
- Class E usage, however the unit is suitable for multiple uses subject to the relevant planning being achieved

TERMS OF LEASE

- The premises are available by the way of a new full repairing and insuring Lease for a term from 3 years

LEGAL COSTS


- Each party to pay their own legal costs

RENTAL


- £20,000 per annum exclusive of VAT excluding the yard area

ENQUIRIES

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

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