

# TO LET

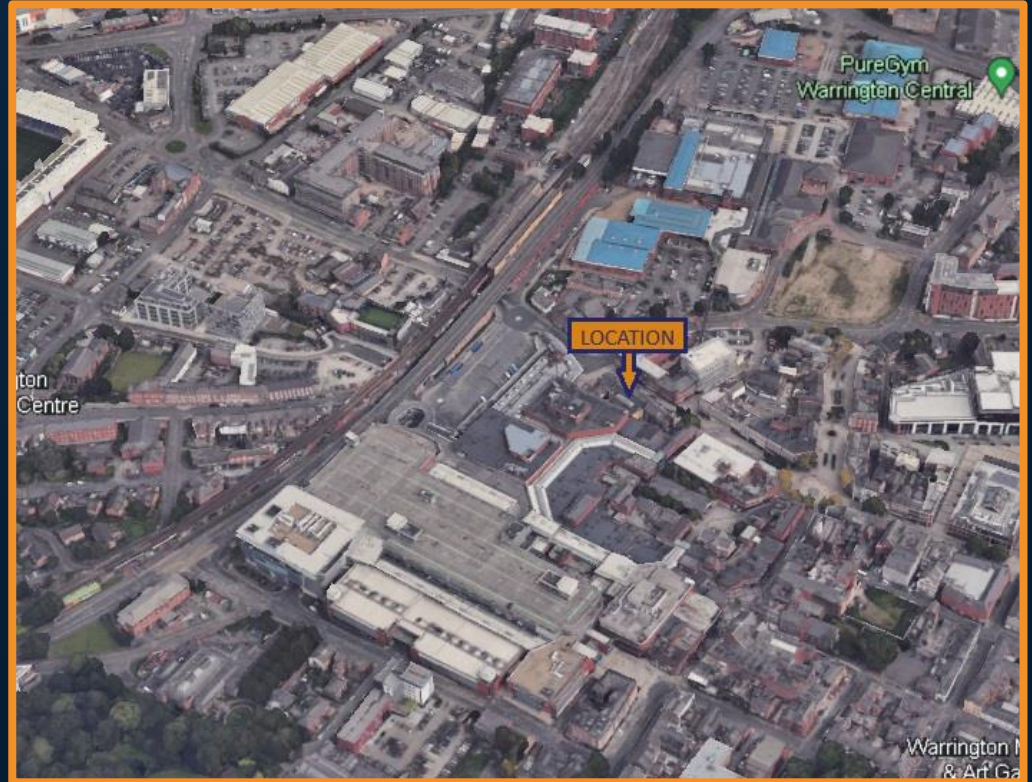
UNIT 16, HATTERS ROW, WARRINGTON, WA1 1XP



# LOCATION

UNIT 16, HATTERS ROW, WARRINGTON, WA1 1XP

PROMINENTLY LOCATED IN  
WARRINGTON TOWN CENTRE, SOME  
100 METRES FROM THE BUS STATION  
AND SOME 300 METRES FROM THE  
TOWNS PRIME SHOPPING CENTRE,  
THE GOLDEN SQUARE, THE  
COCKHEDGE RETAIL PARK AND  
WITHIN 700 METRES OF  
WARRINGTON CENTRAL RAILWAY  
STATION.



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# DETAILS



UNIT 16, HATTERS ROW, WARRINGTON, WA1 1XP

## DESCRIPTION

- PRIME LOCATION IN THE HEART OF WARRINGTON TOWN CENTRE
- ACCOMMODATION – 137 SQ.FT
- WELL ESTABLISHED SHOPPING CENTRE
- POPULAR COMMERCIAL LOCATION
- CLOSE TO AMENITIES
- SUITABLE FOR USE CLASS E AND SIMILAR

## LEGAL COSTS

- THE LANDLORD REQUIRES THE TENANT TO PAY THEIR LEGAL FEES OF £750

## TERMS OF LEASE

- THE PREMISES ARE AVAILABLE BY THE WAY OF A NEW FULL REPAIRING AND INSURING LEASE FOR A TERM FROM 3 YEARS

## PRICE

- £3,250 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES

UNIT 16, HATTERS ROW, WARRINGTON, WA1 1XP



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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