

# TO LET/MAY SELL

RING O BELLS, LOWER STRETTON, WARRINGTON, WA4 4NZ

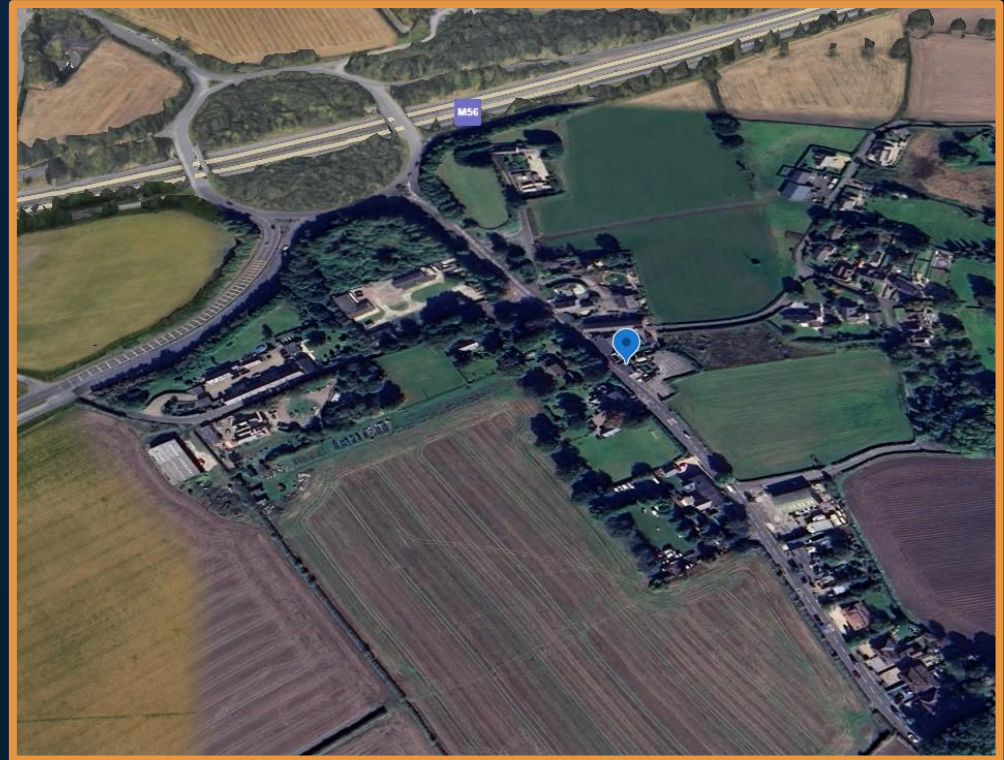


# LOCATION



RING O BELLS, LOWER STRETTON, WARRINGTON, WA4 4NZ

THE RING O' BELLS IS IDEALLY LOCATED IN THE HEART OF LOWER STRETTON, A PICTURESQUE VILLAGE NESTLED BETWEEN WARRINGTON AND CHESTER, ON THE EDGE OF THE STUNNING CHESHIRE COUNTRYSIDE. SET JUST MOMENTS FROM THE SCENIC BRIDGEWATER CANAL AND SURROUNDED BY PEACEFUL RURAL WALKS, THE PROPERTY OFFERS A PERFECT BLEND OF VILLAGE CHARM AND EASY ACCESSIBILITY. CONVENIENTLY POSITIONED CLOSE TO STRETTON, APPLETON, STOCKTON HEATH AND WITHIN EASY REACH OF THE M56 AND M6 MOTORWAYS, THE PROPERTY ATTRACTS BOTH LOCAL RESIDENTS AND VISITORS PASSING THROUGH THE AREA.



# PHOTOS



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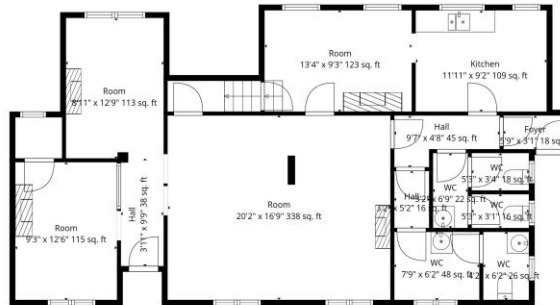
# FLOORPLAN



RING O BELLS, LOWER STRETTON, WARRINGTON, WA4 4NZ



1st Floor



Ground Floor

**Total: 1458 sq. ft**

Ground Floor: 1089 sq. Ft, 1st Floor: 369 sq. ft

Excluded Areas: Undefined: 40 sq. Ft, Bedroom: 140 sq. Ft, Room: 84 sq. Ft,

Walls: 140 sq. ft

# DETAILS



RING O BELLS, LOWER STRETTON, WARRINGTON, WA4 4NZ

## DESCRIPTION

- PROMINENT LOCATION IN LOWER STRETTON, SOUTH WARRINGTON
- ACCOMMODATION – 1,458 SQ.FT
- ROAD FRONTAGE
- SUITABLE FOR USE CLASS E AND SIMILAR
- CAR PARKING
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- THE PREMISES ARE AVAILABLE BY THE WAY OF A NEW LEASE

## RENTAL

- £15,000 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES



RING O BELLS, LOWER STRETTON, WARRINGTON, WA4 4NZ

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

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