

TO LET



99A KNUTSFORD ROAD, GRAPPENHALL, WARRINGTON, WA4 2NS

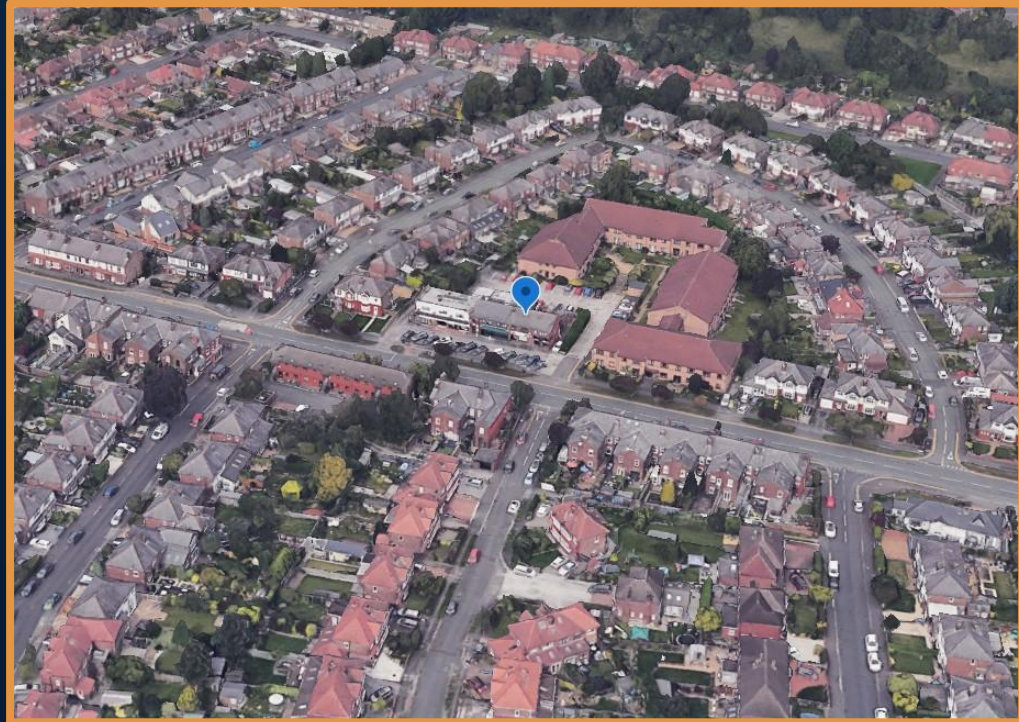


LOCATION



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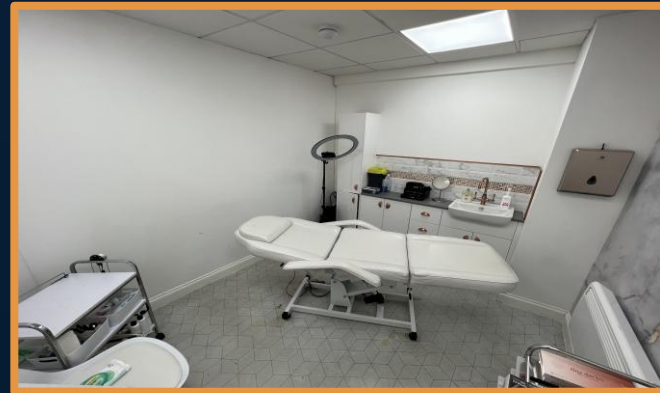
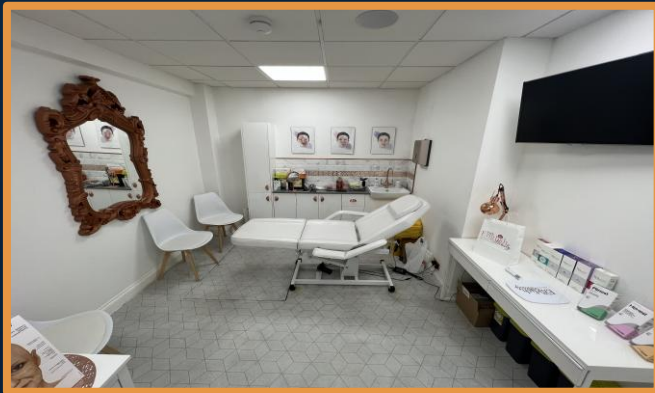
99A KNUTSFORD ROAD OCCUPIES A HIGHLY PROMINENT POSITION ON ONE OF SOUTH WARRINGTONS PRINCIPAL ARTERIAL ROUTES, CONNECTING THE TOWN CENTRE WITH THE AFFLUENT RESIDENTIAL SUBURBS OF GRAPPENHALL AND LATCHFORD. THE PROPERTY SITS APPROXIMATELY 1 MILE SOUTH OF WARRINGTON TOWN CENTRE, PROVIDING CONVENIENT ACCESS TO A WIDE RANGE OF RETAIL, LEISURE AND PROFESSIONAL AMENITIES. KNUTSFORD ROAD (A50) IS A WELL-ESTABLISHED COMMERCIAL CORRIDOR CHARACTERISED BY A MIX OF INDEPENDENT RETAILERS, NATIONAL OPERATORS, CAFES AND PROFESSIONAL SERVICES, SERVING THE SURROUNDING DENSE RESIDENTIAL CATCHMENT. JUNCTIONS 10 AND 11 OF THE M56 MOTORWAY AND JUNCTIONS 20 AND 21 OF THE M6 MOTORWAY ARE WITHIN EASY DRIVING DISTANCE, OFFERING CONVENIENT REGIONAL AND NATIONAL ROAD LINKS.



PHOTOS



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DETAILS



99A KNUTSFORD ROAD, GRAPPENHALL, WARRINGTON, WA4 2NS

DESCRIPTION

- PROMINENT LOCATION IN GRAPPENHALL, WARRINGTON
- ROADSIDE FRONTAGE
- ACCOMMODATION – CIRCA 500 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- CAR PARKING

TERMS OF LEASE

- PREMISES AVAILABLE ON FLEXIBLE LEASE TERMS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £12,500 PER ANNUM SUCH TO INCLUDE THE SERVICE CHARGE

ENQUIRIES



99A KNUTSFORD ROAD, GRAPPENHALL, WARRINGTON, WA4 2NS

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

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zoopla

