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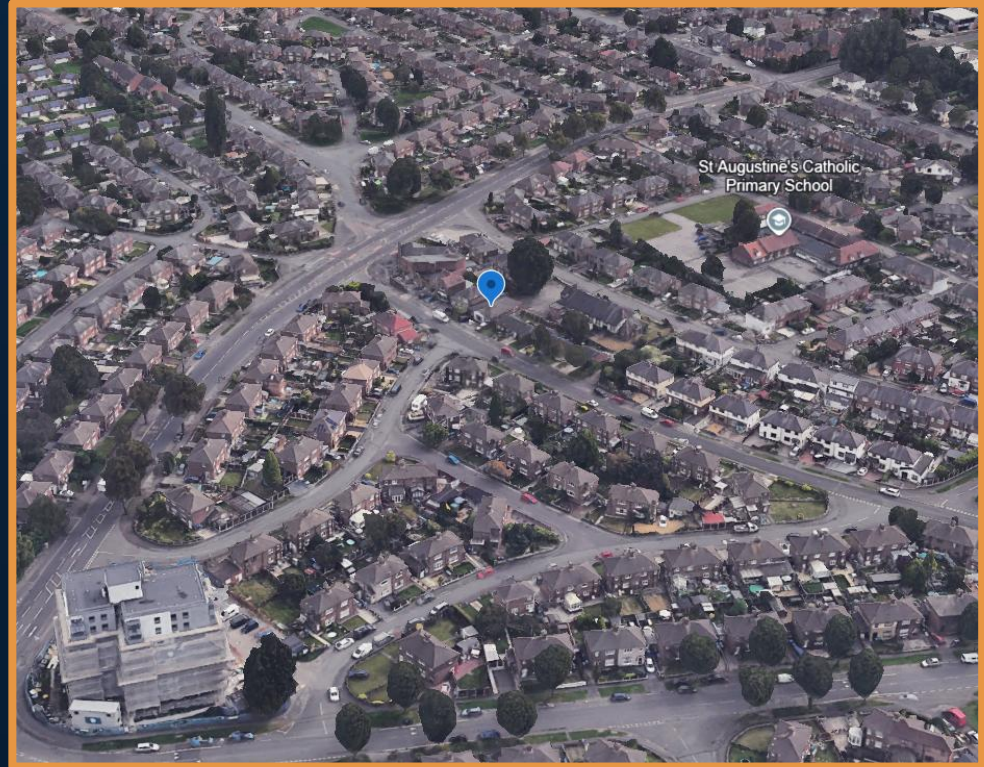
89 WESTY AVENUE, LATCHFORD EAST, WARRINGTON, WA4 1QY



LOCATION

89 WESTY AVENUE, LATCHFORD EAST, WARRINGTON, WA4 1QY

89 WESTY LANE IS IDEALLY POSITIONED IN THE POPULAR RESIDENTIAL AREA OF LATCHFORD EAST, A WELL-ESTABLISHED AND SOUGHT-AFTER SUBURB OF WARRINGTON. THE LOCATION OFFERS AN EXCELLENT BALANCE OF PEACEFUL NEIGHBOURHOOD LIVING WITH EASY ACCESS TO THE TOWN CENTRE AND SURROUNDING AREAS, MAKING IT IDEAL FOR FAMILIES, PROFESSIONALS AND COMMUTERS ALIKE. THE PROPERTY BENEFITS FROM CONVENIENT ACCESS TO A WIDE RANGE OF LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS, PARKS AND LEISURE FACILITIES, ALL WITHIN CLOSE PROXIMITY. WARRINGTON TOWN CENTRE IS EASILY REACHABLE, PROVIDING A BROADER SELECTION OF SHOPPING, DINING AND ENTERTAINMENT OPTIONS, AS WELL AS MAINLINE RAIL STATIONS OFFERING DIRECT SERVICES TO LIVERPOOL, MANCHESTER AND BEYOND. FOR THOSE WHO COMMUTE BY CAR, THE AREA IS WELL CONNECTED VIA NEARBY MAJOR ROAD LINKS, INCLUDING THE M6, M56 AND M62 MOTORWAYS.



PHOTOS



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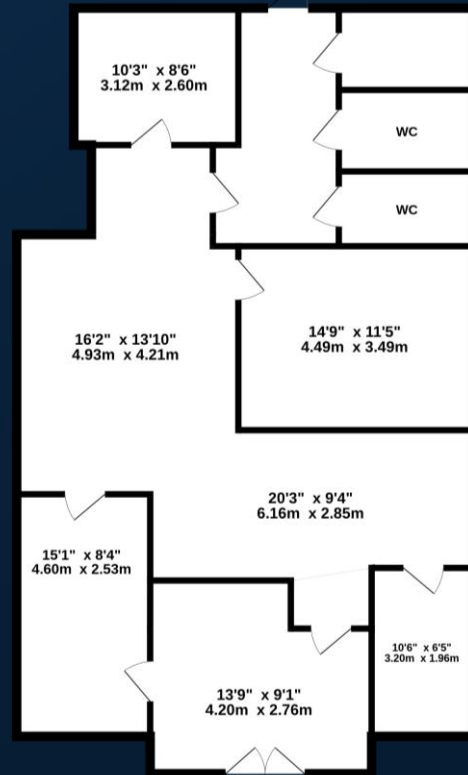
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FLOORPLAN



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DETAILS



89 WESTY AVENUE, LATCHFORD EAST, WARRINGTON, WA4 1QY

DESCRIPTION

- PROMINENT LOCATION IN EAST WARRINGTON
- ACCOMMODATION – 1,200 SQ.FT
- SUITABLE FOR USE CLASS E AND OTHER USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- EXCELLENT TRANSPORT LINKS
- ROLLER SHUTTER DOOR SECURITY
- CAR PARKING
- 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 FOR A TERM OF 3 YEARS

PRICE

- £12,000 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES



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