

# TO LET

UNIT 3, 26 HEATH STREET, GOLBORNE, WARRINGTON, WA3 3AD



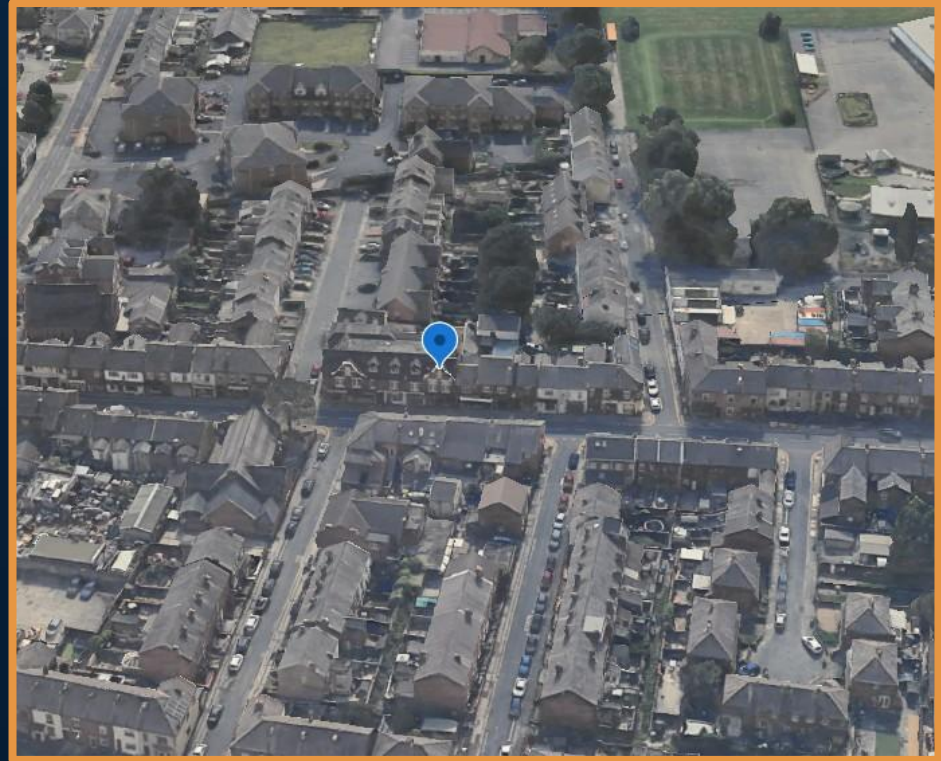
# LOCATION



UNIT 3, 26 HEATH STREET, GOLBORNE, WARRINGTON, WA3 3AD

UNIT 3, 26 HEATH STREET IS SITUATED IN THE ESTABLISHED RESIDENTIAL AREA OF GOLBORNE, WITHIN THE WARRINGTON BOROUGH, A LOCATION THAT OFFERS A BALANCED BLEND OF COMMUNITY CHARACTER, ACCESSIBILITY AND REGIONAL CONNECTIVITY. GOLBORNE IS A WELL-REGARDED SMALL TOWN POSITIONED BETWEEN WARRINGTON AND WIGAN, KNOWN FOR ITS FRIENDLY ATMOSPHERE AND STRONG LOCAL IDENTITY. THE IMMEDIATE AREA AROUND HEATH STREET IS PREDOMINANTLY RESIDENTIAL WITH THE TOWN CENTRE, JUST A SHORT DISTANCE AWAY, PROVIDES A RANGE OF EVERYDAY AMENITIES INCLUDING INDEPENDENT RETAILERS, CONVENIENCE STORES, CAFES AND ESSENTIAL SERVICES.

CONNECTIVITY IS A KEY STRENGTH OF THE LOCATION. GOLBORNE SITS CLOSE TO MAJOR TRANSPORT ROUTES INCLUDING THE A580 (EAST LANCASHIRE ROAD), OFFERING DIRECT LINKS TO MANCHESTER AND LIVERPOOL. THE NEARBY MOTORWAY NETWORK, INCLUDING THE M6 AND M62, FURTHER ENHANCES REGIONAL ACCESSIBILITY, MAKING THE AREA ATTRACTIVE FOR COMMUTERS AND BUSINESSES ALIKE.



# PHOTOS

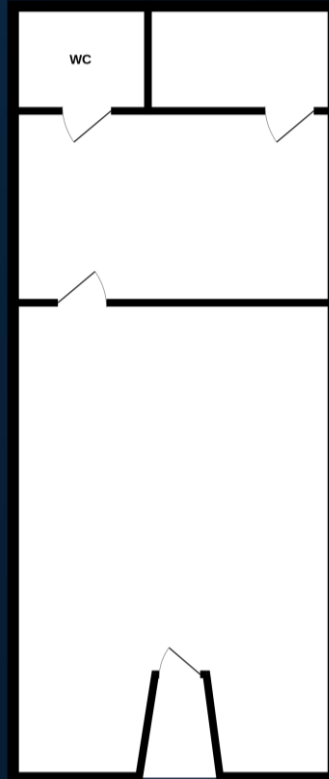


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# FLOORPLAN

UNIT 3, 26 HEATH STREET, GOLBORNE, WARRINGTON, WA3 3AD



# DETAILS



UNIT 3, 26 HEATH STREET, GOLBORNE, WARRINGTON, WA3 3AD

## DESCRIPTION

- PROMINENT LOCATION IN GOLBORNE, WARRINGTON
- ROADSIDE FRONTAGE
- ACCOMMODATION – 860 SQ.FT
- WELL ESTABLISHED COMMERCIAL PREMISES
- SUITABLE FOR USE CLASS E AND SIMILAR
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- THE PREMISES ARE AVAILABLE BY WAY OF A NEW LEASE TERM FROM 3 YEARS

## RENTAL

- £9,500 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES



UNIT 3, 26 HEATH STREET, GOLBORNE, WARRINGTON, WA3 3AD

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

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