



1A-3A VICTORIA BUILDINGS

Victoria Buildings
Stockton Heath
Warrington
PO14 2JY

Local Occupiers Include



DESCRIPTION

In a prominent location in Stockton Heath Village, offering a first and second floor; 1a–3a Victoria Buildings benefits from a highly sought-after location situated in a well-established commercial area within one of Cheshire's most affluent and vibrant suburban centres. The property enjoys excellent visibility and accessibility on London road (a49), with a wide range of amenities, independent retailers, cafés, bars and restaurants all within walking distance.

AREAS (Approx. Gross)

GROUND	544 sq.ft (50.5 sq.m)
FIRST FLOOR	2,930 sq.ft (272.2 sq.m)
MEZZANINE	3,045 sq.ft (283.7 sq.m)
TOTAL	6,519 sq.ft (605.6 sq.m)

RENT

£60,000 per annum + VAT.

RATEABLE VALUE

Rateable Value: £41,000 per annum + VAT.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £21,544 per annum + VAT.

Insurance: £4,461 per annum + VAT.

ENERGY PERFORMANCE

Information available upon request.

PLANNING

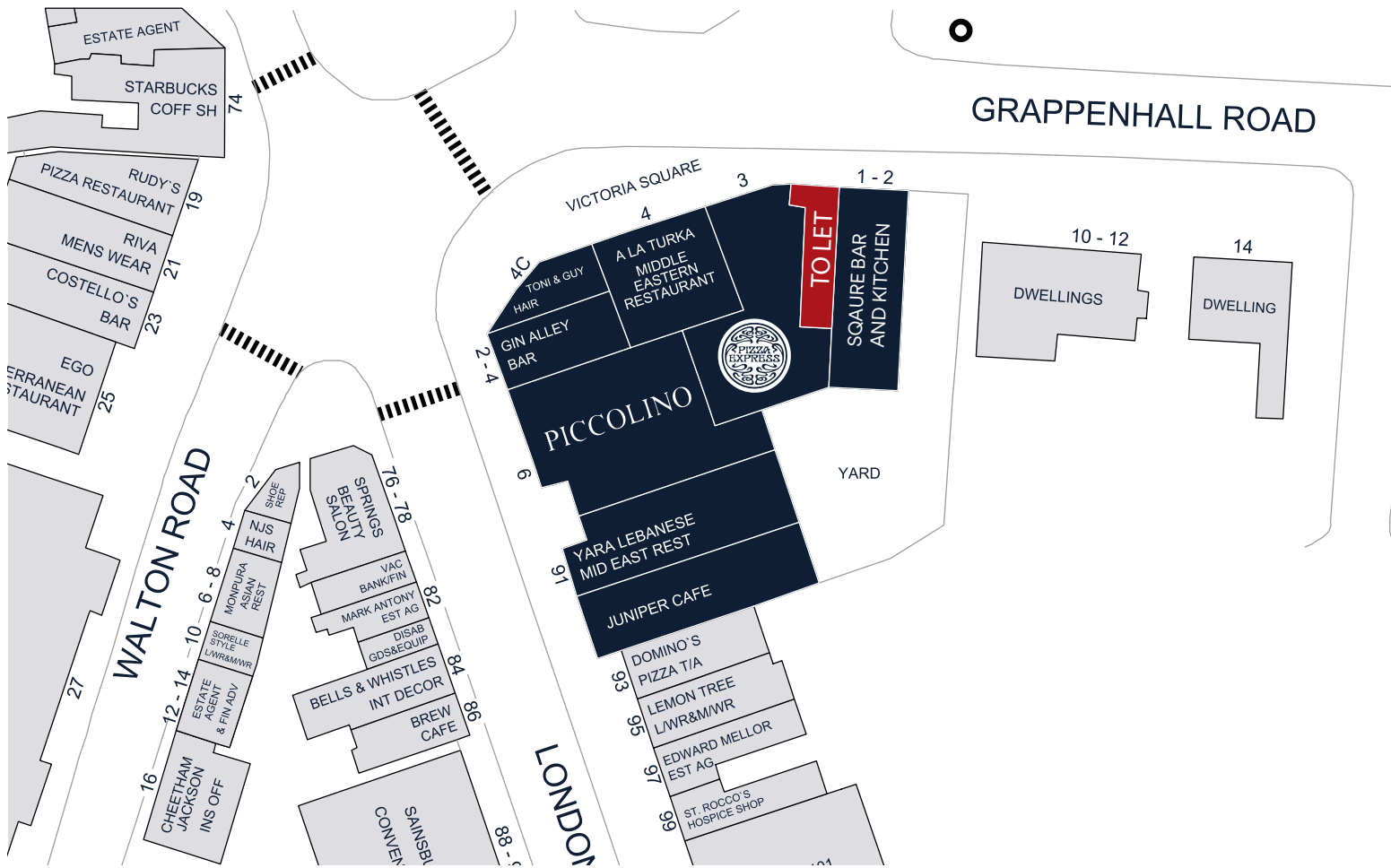
Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



M 1A-3A VICTORIA BUILDINGS



George Kearney
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Viewing
 Strictly via prior appointment
 with the appointed agent



Brad Read
 07885 214188
 Brad@readproperty.info

LOCATION

Stockton Heath is located approximately 2 miles south of Warrington town centre and benefits from strong transport links, including easy access to the M56, M62 and M6 motorways, providing convenient connections to Manchester, Liverpool and the wider North West region. Warrington Bank Quay and Warrington Central Railway stations are also within easy reach, offering regular services to London, Manchester and other major UK destinations. The location provides an attractive mix of business, leisure and residential occupiers, making it an established and highly desirable commercial destination.

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