

OFFICE TO LET

FIRST FLOOR, 21 COMMON LANE, CULCHETH, WARRINGTON, WA3 4EW



LOCATION



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LOCATED IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF CULCHETH, 21 COMMON LANE ENJOYS A PRIME POSITION WITHIN EASY WALKING DISTANCE OF A WIDE RANGE OF SHOPS, CAFÉS, RESTAURANTS, HIGHLY REGARDED SCHOOLS AND EVERYDAY AMENITIES.

THE VILLAGE OFFERS A WELCOMING COMMUNITY ATMOSPHERE WHILST BENEFITING FROM EXCELLENT TRANSPORT LINKS TO WARRINGTON, MANCHESTER, LIVERPOOL AND THE SURROUNDING MOTORWAY NETWORK, MAKING IT AN IDEAL LOCATION FOR BOTH FAMILIES AND COMMUTERS.



PHOTOS



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DETAILS



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DESCRIPTION

- PRIME LOCATION IN CULCHETH VILLAGE
- ACCOMMODATION – 260 SQ.FT
- POPULAR COMMERCIAL LOCATION
- RECENTLY REFURBISHED TO A HIGH SPECIFICATION
- FURNISHED OR UNFURNISHED
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- THE PREMISES IS AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS.

RENTAL

- £6,500 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)
- ALL INCLUSIVE RENTAL EXCLUDING TELEPHONE, BROADBAND, CONTENTS INSURANCE AND BUSINESS RATES

ENQUIRIES



FIRST FLOOR, 21 COMMON LANE, CULCHETH, WARRINGTON, WA3 4EW

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

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