TO LET

1A/B KINGSWAY SOUTH, LATCHFORD, WARRINGTON, WA4 1LT



LOCATION

1A/B KINGSWAY SOUTH, LATCHFORD, WARRINGTON, WA4 1LT

738 KNUTSFORD ROAD ENJOYS A PROMINENT AND HIGHLY ACCESSIBLE POSITION TO THE SOUTH OF WARRINGTON, PROVIDING EXCELLENT CONNECTIVITY TO THE TOWN CENTRE AND THE WIDER NORTH WEST.

THE LOCATION BENEFITS FROM A RANGE OF LOCAL AMENITIES, RETAIL FACILITIES, AND SERVICES WITHIN EASY REACH, WHILST WARRINGTON TOWN CENTRE IS JUST A SHORT DRIVE AWAY.THE PROPERTY IS WELL PLACED FOR ACCESS TO THE REGION'S MAJOR ROAD NETWORKS, WITH THE M56, M6, AND M62 MOTORWAYS PROVIDING RAPID LINKS TO MANCHESTER, LIVERPOOL, CHESTER, AND BEYOND.

THE SURROUNDING AREA OFFERS A MIX OF ESTABLISHED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, MAKING THIS AN ATTRACTIVE LOCATION FOR BOTH BUSINESSES AND PRIVATE OCCUPIERS. COMBINING EXCELLENT ROAD LINKS WITH CLOSE PROXIMITY TO WARRINGTON'S EXTENSIVE AMENITIES, 1A/B KNUTSFORD ROAD PROVIDES A CONVENIENT AND WELL-CONNECTED ADDRESS SUITABLE FOR A RANGE OF COMMERCIAL OR PROFESSIONAL USES



PHOTOS

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DETAILS

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DESCRIPTION

- PRIME LOCATION IN LATCHFORD VILLAGE
- ACCOMMODATION – 1,589 SQ.FT
- POPULAR COMMERCIAL LOCATION
- SUITABLE FOR MULTIPLE USES WITHIN USE CLASS E
- ELECTRIC SHUTTER DOORS
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

TERMS OF LEASE

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

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

RENTAL

- £17,500 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

1A/B KINGSWAY SOUTH, LATCHFORD, WARRINGTON, WA4 1LT

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

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