TO LET

45 LONDON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SG



LOCATION

45 LONDON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SG

PROMINENTLY POSITIONED IN THE HEART OF THE HIGHLY REGARDED VILLAGE OF STOCKTON HEATH, 45 LONDON ROAD OCCUPIES AN EXCELLENT LOCATION WITHIN ONE OF SOUTH WARRINGTON'S MOST POPULAR AND ESTABLISHED COMMERCIAL AND RESIDENTIAL DESTINATIONS.

STOCKTON HEATH IS RENOWNED FOR ITS VIBRANT VILLAGE ATMOSPHERE, ATTRACTIVE HIGH STREET AND EXCELLENT MIX OF INDEPENDENT RETAILERS, BOUTIQUE SHOPS, CAFÉS, BARS AND RESTAURANTS. THE PROPERTY BENEFITS FROM ITS POSITION ON LONDON ROAD (A49), A WELL-ESTABLISHED THOROUGHFARE ENJOYING STRONG PASSING TRAFFIC AND EXCELLENT VISIBILITY.

THE SURROUNDING AREA OFFERS AN APPEALING BLEND OF NATIONAL AND INDEPENDENT OCCUPIERS, INCLUDING WELL-KNOWN NAMES SUCH AS MARKS & SPENCER, STARBUCKS AND A VARIETY OF POPULAR DINING ESTABLISHMENTS.

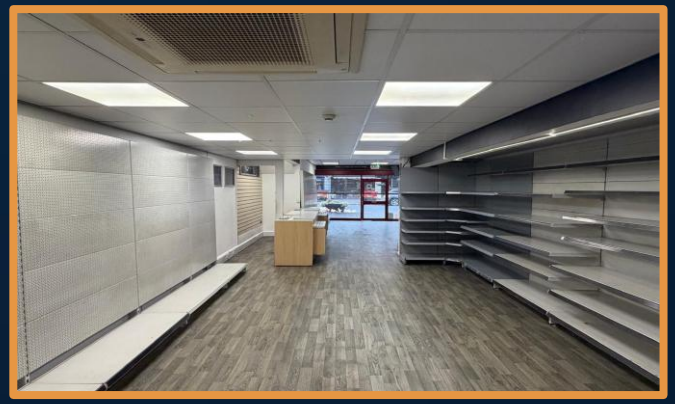
THE NEARBY VILLAGE CENTRE PROVIDES A WEALTH OF EVERYDAY AMENITIES, CREATING A LIVELY ENVIRONMENT AND AN ATTRACTIVE DESTINATION FOR BOTH RESIDENTS AND VISITORS.THE LOCATION ALSO BENEFITS FROM EXCELLENT ROAD CONNECTIVITY, WITH CONVENIENT ACCESS TO WARRINGTON TOWN CENTRE, THE M6 AND M56 MOTORWAY NETWORKS, PROVIDING LINKS TO MANCHESTER, LIVERPOOL AND THE WIDER NORTH WEST. REGULAR BUS SERVICES OPERATE THROUGH THE VILLAGE, FURTHER ENHANCING ACCESSIBILITY



PHOTOS

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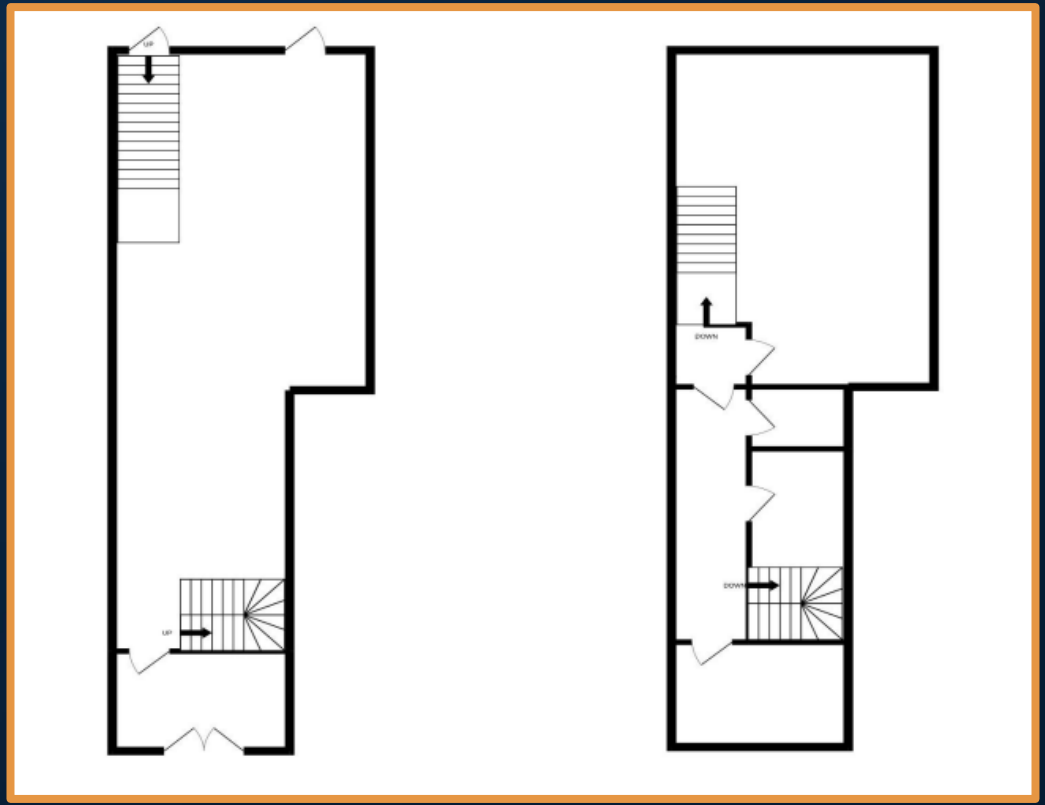






FLOORPLAN

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DETAILS

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DESCRIPTION

- PRIME LOCATION IN STOCKTON HEATH VILLAGE
- GROUND FLOOR ACCOMMODATION – 815 SQ.FT
- FIRST FLOOR ACCOMMODATION – 733 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- ROLLER SHUTTER DOOR SECURITY
- HIGHSTREET FRONTAGE
- CLOSE TO AMENITIES

TERMS OF LEASE

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

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- £32,000 PER ANNUM EXCLUSIVE OF VAT

ENQURIES

45 LONDON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SG

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