

# TO LET

**Two-Storey Retail Premises**

**98.2 m<sup>2</sup> (1,057 ft<sup>2</sup>)**



**4 BELMONT AVENUE  
LATCHFORD  
WARRINGTON  
WA4 1LY**

**\*Recently Refurbished\***

## **LOCATION**

The property is situated on Belmont Avenue just off the A50 Kingsway South within Latchford Village Centre.

Neighbouring property is predominantly residential, although the main retail centre is close by.

01925 414909

## DESCRIPTION

A refurbished two-storey property previously used as a hairdressing salon, which comprises open-plan retail area with kitchen and WC facilities to the ground floor together with first floor rooms and WC, which are accessed via an internal stair.

On-street parking is available and there is a small enclosed rear yard.

## ACCOMMODATION

Ground Floor:	70.5 m <sup>2</sup>	759 ft <sup>2</sup>
First Floor:	<u>27.7 m<sup>2</sup></u>	<u>298 ft<sup>2</sup></u>
<b>Total:</b>	<b>98.2 m<sup>2</sup></b>	<b>1,057 ft<sup>2</sup></b>

## SERVICES

All mains services are connected.

There is a gas heating system to radiators.

## RATES

Rateable Value: £3,700

Business Rates Payable 2009/10: £1,779.70

## LEASE TERMS AND RENTAL

The premises are available for a flexible term on a Tenant's Full Repairing and Insuring basis at a commencing rental of £8,400 pax (£700 pcm)

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**  
(Ref: RB)

For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)

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1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

TEL: 01925 414909 • FAX: 01925 637619

e-mail: [enquiries@morganwilliams.com](mailto:enquiries@morganwilliams.com) website: [www.morganwilliams.com](http://www.morganwilliams.com)

MORGAN • WILLIAMS  
COMMERCIAL LLP  
CHARTERED SURVEYORS