

TO LET

FULLY FITTED HAIR SALON

58 m² (625 ft²)



**FIRST FLOOR
4 BUTTERMARKE STREET
WARRINGTON
WA1 2LL**

*** Prominent Location Overlooking Market Gate ***

*** Appointed to a High Standard ***

*** Also Suitable for Beauty Parlour or Similar ***

*** Flexible Lease ***

LOCATION

Prominently located overlooking Market Gate within the prime retail area of the Town Centre. Situated directly over Carphone Warehouse, which is flanked by Boots Opticians and Martins.

01925 414909

DESCRIPTION

A fully fitted hair salon located on first floor. The salon is attractively appointed. It could also be used as a beauty salon or similar.

Staff and toilet facilities are located off the first floor stairwell.

ACCOMMODATION

We calculate the following Net Internal Areas in accordance with the RICS Code of Measuring Practice.

58 m²

625 ft²

SERVICES

Mains electricity, water, gas and drainage are connected.

RATES

To be assessed.

Estimated Business Rates Payable 2010/11: £1,400 p.a.

LEASE

Available on a lease expiring March 2011. A longer term lease is available if required.

RENT

£6,000 p.a.

LEGAL COSTS

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

VIEWING

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

For details of other properties, our website address is 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.

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CHARTERED SURVEYORS