

TO LET

A2 RETAIL PREMISES

176.3 m² (1,875 ft²)



**114 BRIDGE STREET
WARRINGTON
WA1 2RU**

- *Attractive Fit Out***
- *Rear Parking Space***
- *Incentives Available***

LOCATION

Located in the lower section of Bridge Street close to the main shopping area.

Conveniently situated for the Market Multi Storey Car Park and all other Town Centre amenities.

01925 414909

DESCRIPTION

A 3 storey mid terraced property previously occupied as an employment agency.

The ground floor comprises an attractive sales area with rear ancillary accommodation containing a single office, kitchen and male & female toilets.

There is additional office space on the first and second floors.

The office areas are fitted with suspended ceilings incorporating Cat II lighting with fitted carpets.

There is a single parking space at the rear.

ACCOMMODATION

Ground Floor:	59.7 m ²	641 ft ²
First Floor:	65.3 m ²	682 ft ²
Second Floor:	51.3 m ²	552 ft ²
Total Net Internal Area:	176.3 m²	1,875 ft²

SERVICES

Mains electricity, water, gas and drainage are connected.

RATES

Rateable Value: £11,750
Business Rates Payable 2010/2011: £4,782.25

LEASE

Available on an existing Lease expiring in June 2011.

A longer term lease is available if required.

RENT

£20,000 p.a.

LEGAL COSTS

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

VIEWING

By appointment with Joint Agents:

MORGAN WILLIAMS: 01925 414909
(Ref:MAW)

LOVEDAY & LOVEDAY: 01793 423344
(Ref: RDC)

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