

# To Let

Retail Premises

70.9 m<sup>2</sup> (763 ft<sup>2</sup>)



**93 WESTY LANE, LATCHFORD, WARRINGTON,  
WA4 1QY**

- Next to Co-op Convenience Store.
- Parking at Front.
- Visible from the A50 Kingsway South.

## Location

The property is situated next door to a Co-op convenience store just off, but visible from, the A50 Kingsway South in Latchford.

Surrounding property is predominantly residential in character. Latchford Village Centre is within close proximity.

## Description

A ground floor retail property offered with vacant possession.

The property is currently owner occupied with sales, workshop and storage to the ground floor together with wc and kitchen facilities.

There is an open forecourt to the front that provides parking.

The property would be suitable for a variety of retail based trades.

## Accommodation

Net Internal Area.

Ground Floor:	70.9 m <sup>2</sup>	763 ft <sup>2</sup>
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## Services

All mains services are available.

## Rates

Rateable Value: £3,150.

Payable 2015/16: £1,512.

Currently qualifying small businesses will be eligible for 100% rate relief.

## Lease Terms

The property is available for a flexible lease term on a Tenant's effectively Full Repairing and Insuring basis.

## Rental

£10,000 per annum exclusive.

## Legal Costs

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

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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**SUBJECT TO CONTRACT**

**EPC Score Band C-58**



### E&OE

1. Whilst the information given in these particulars are 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.

07/01/2016—93 Westy Lane