

TO LET



RogerHannah



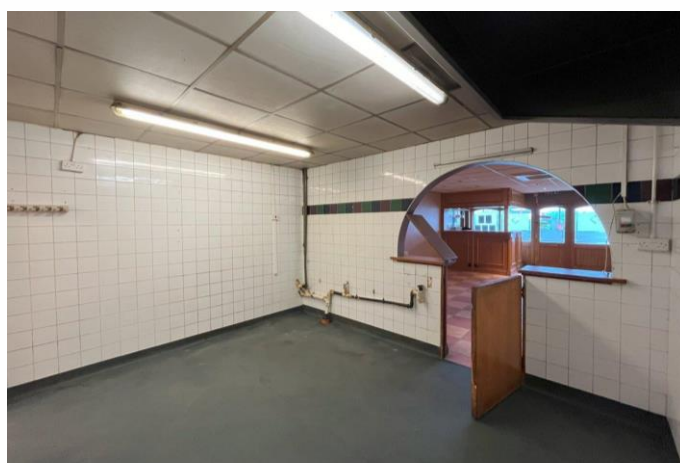
19 Honiton Way, Penketh, Warrington, WA5 2EY

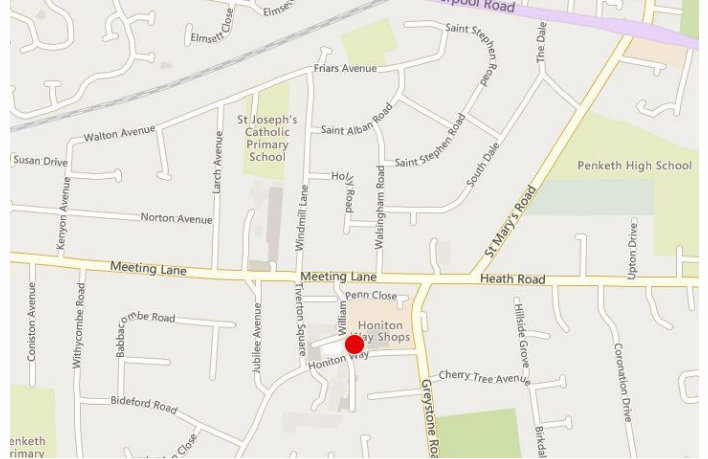
Retail Premises

Available Now

794 Sq Ft (73.79 Sq M)

- Located on an Established Retail Precinct
- Free Customer Parking
- Previous uses include an Italian Restaurant





Location

The Property is situated off Honiton Way, approximately three miles west of Warrington Town Centre, and five miles north east of Widnes. Liverpool Road (A57) is to the north and Warrington Road is to the south of the property, in close proximity. An array of local businesses occupy the square providing ample footfall on a daily basis.

Description

The retail premises is set within a single storey property of traditional construction under a flat felt roof. The unit comprises an open plan sales area to the front with an open plan kitchen leading onto ancillary storage area with W/C facilities including an accessible WC. Internally the unit benefits from a part glazed frontage, suspended tiled ceiling with a split of fluorescent strip lighting and LED lighting, and a tiled floor. Previously it has been occupied as an Italian restaurant for a number of years.

Externally there is a large customer car park, free of charge, to the front of the property for the benefit of all retail occupiers and their customers on a first come first serve basis. Mains services include Electric, Gas, Water and Drainage.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the approximately net internal areas are as follows:

19 Honiton Way 794 Sq Ft / 73.79 Sq M

Business Rates

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

VAT

VAT is not applicable on this property.

Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £15,150 per annum.

Service Charge

The current Service Charge payable by the Tenant is £712.61 per annum. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £TBC per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 01/03/2025, at which point the new premium will be apportioned to Tenants.

EPC

Rated D. A copy of the EPC is available on request.

Legal Costs

Each party will be liable for their own costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

13 June 2024