

TO LET



RogerHannah



25 Honiton Way, Penketh, Warrington, Cheshire, WA5 2EY

Retail Premises Available Now
795 Sq Ft (73.9 Sq M)

- Located on an Established Retail Precinct
- Free Customer Parking
- Previous uses include a Barbershop





Location

The property is located off Honiton Way, approximately three miles west of Warrington Town Centre and five miles northeast of Widnes. It is situated between Liverpool Road (A57) to the north and Warrington Road to the south, both in close proximity. The surrounding area is home to a variety of local businesses as well as residential, ensuring a high level of foot traffic on a daily basis.

Description

The premises is located within a two-storey building of traditional brick construction, under a pitched roof. The available unit offers a spacious, open-plan sales area at the front, with storage areas, WC facilities at the rear, including an exit door for added convenience. Internally, the unit has been stripped back to its shell, providing a blank canvas for a new business. It currently includes inlay ceiling tiles with lighting, a screeded floor, and painted walls. The unit benefits from a large glazed frontage, ensuring visibility from the square. Previous occupiers have been a barbershop for many years. Externally, there is a customer car park, which is available on a first-come, first-served basis for all retail occupiers and their customers. Mains services include electricity, water, and drainage, all of which are direct supplies and are charged separately to Rent.

Business Rates

Rateable Value 2023 = £12,750.

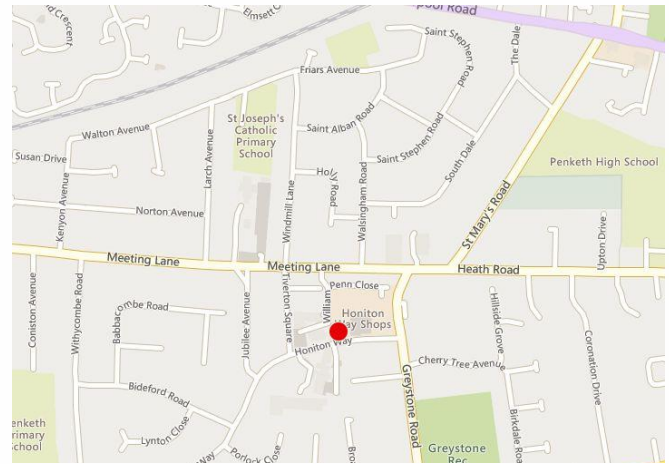
We advise all interested parties to make their own enquiries with the Valuation Office Agency.

EPC

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

VAT

VAT is not applicable on this property.



Asking 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 £15,500 per annum.

Service Charge

The current Service Charge payable by the Tenant is £1,189.73 per annum. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £900.85 per annum. The policy is reviewed on an annual basis, the renewal date is 01/03/2025, at which point the new premium will be apportioned.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the approximately Net Internal Areas are as follows:

| | |
|--------------|---------------------------------|
| Zone A | 31.9 Sq M / 343.24 Sq Ft |
| Zone B | 26.6 Sq M / 286.22 Sq Ft |
| Storage | 11.7 Sq M / 125.89 Sq Ft |
| WC | 3.7 Sq M / 39.81 Sq Ft |
| Total | 73.9 Sq M / 795.16 Sq Ft |

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:

Robyn Egan

E: robynegan@roger-hannah.co.uk

T: 0161 429 1674

Date of Preparation

03 January 2025