

# Gifford Dixon

Commercial Property

## TO LET



**23B Orchard Street, Warrington, Cheshire, WA1 2TE**

**Ground Floor Showroom/ Storage unit 1,228 Sq Ft (114.1 Sq M)**

**plus Mezzanine 207 Sq Ft (19.2 Sq M)**

**£10,000 per annum**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Situated on Orchard Street, which is accessed from Manchester Road to the North and Church Street to the South, and is within half a mile to Warrington Town Centre.

The immediate area boasts excellent transport links, being around a 10 minute walk from Warrington Central Railway Station and being close to the A49, providing easy access to the M62 to the North and the M56 to the South.

Other nearby users include Northwest Hardware Ltd, AM Robotics and Sainsburys.

## DESCRIPTION

A small light industrial unit that has previously been used as a showroom and storage facility. The unit benefits from a secure roller shutter main entrance door off Orchard Street and includes 2 parking spaces to the side of the unit.

Internally the accommodation consists of a showroom/reception area to the front, with warehouse/storage to the rear and W/C facilities off. The mezzanine floor provides a further kitchen and office area.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

Area	Sq. M.	Sq. Ft.
Ground Floor	114.1	1,228
Mezzanine	19.2	207

## TERMS

The premises are available on a new FRI (full repairing and insuring) lease for a minimum of 6 years with all other terms to be agreed.

## RENT

**£10,000** per annum.

## SERVICES

Mains electric, water and drainage are connected to the premises.

## EPC RATING

E (102)

## VAT

We understand that VAT is not applicable to the rent on this property.

## BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £6,600.

100% Small business rate relief may be available on this premises, depending on the incoming tenants' individual circumstances.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

## LEGAL COSTS

The incoming tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

## VIEWINGS

Strictly by appointment with :



### Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)



Subject to contract

13th July 2020

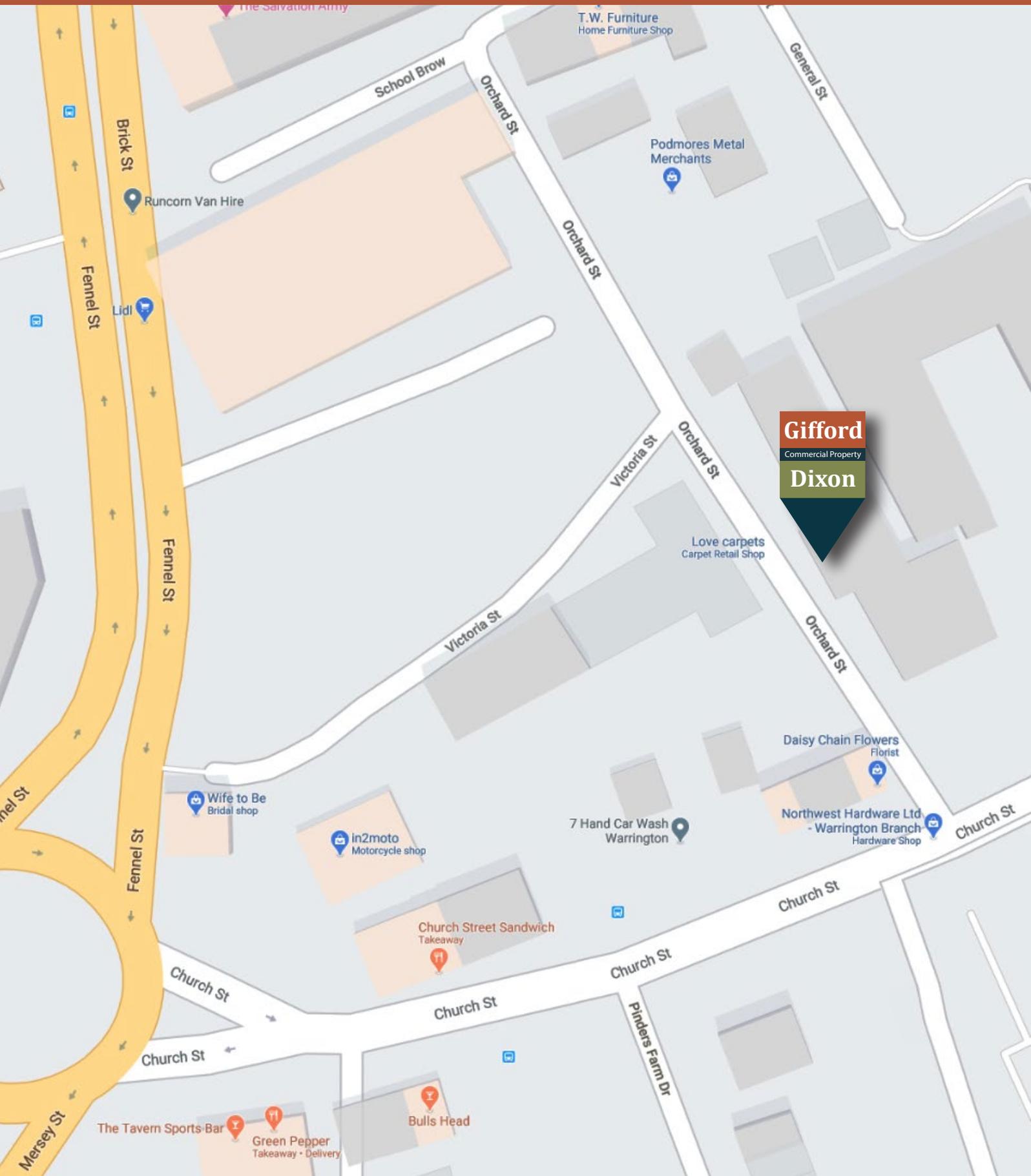
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