

WARRINGTON

Unit NU6, Birchwood Shopping Centre

RETAIL UNIT TO LET

Location

The property is situated within Birchwood Shopping Centre located close to the entrance from the main car park. Other occupiers include **New Balance, Greggs, Costa, Sports Direct** and **Home Bargain** many other retailers are represented within the Centre.

Lease

The premises are held by way of an existing 5 year full repairing and insuring lease expiring May 2022 or a new lease may be available.

Rent

Upon Application

EPC

The Energy Performance asset rating is C, 74. A full copy of the EPC is available for inspection if required.

Accommodation

Ground Floor Sales	657 sq.ft.	61.11 sq.m.
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Service Charge

There is a service charge payable for this unit, further details on request.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £13,000

Interested parties are advised to make their own enquires with Warrington Council on 01925 443322.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

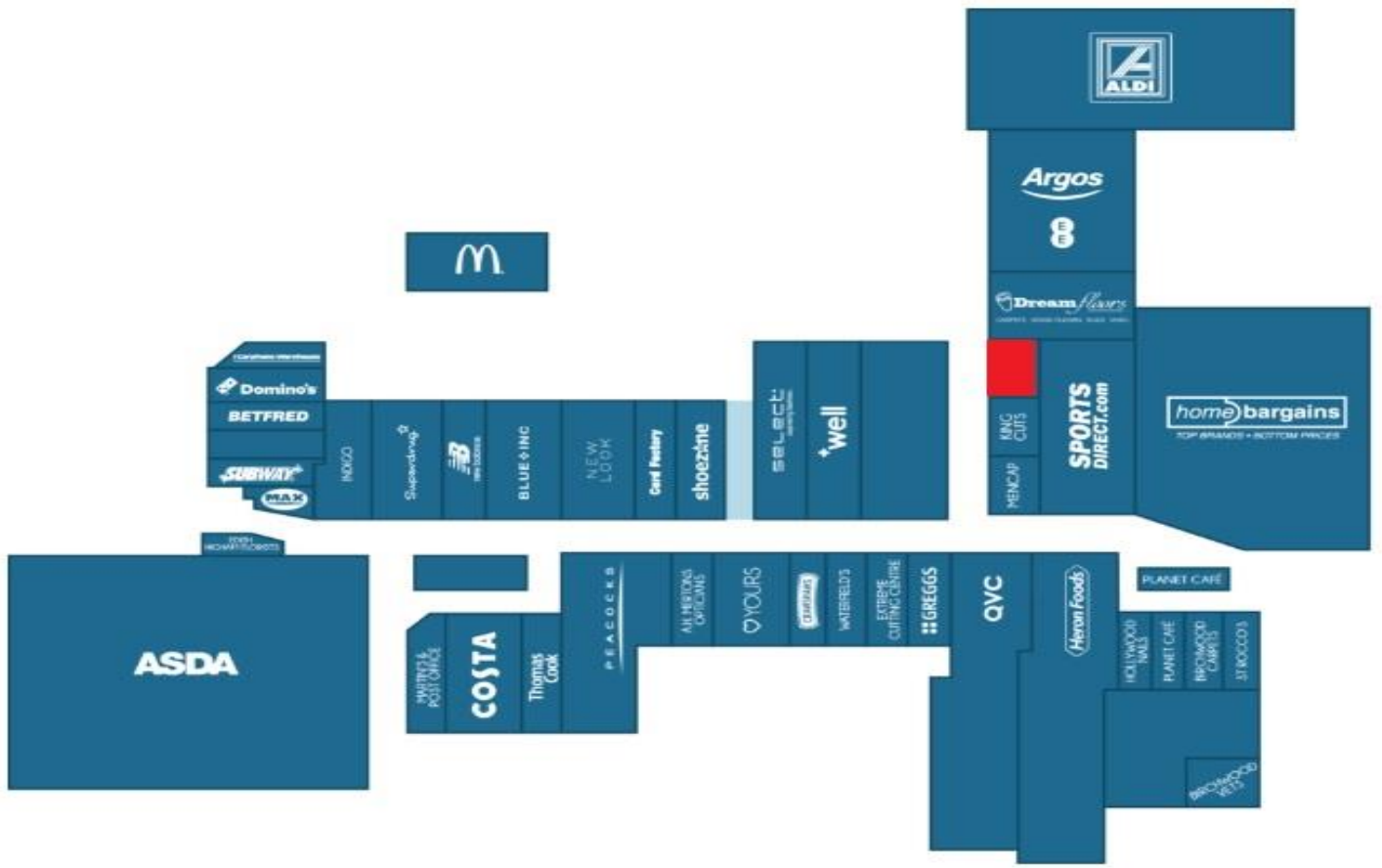
Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agent, Simon Guest 0151 236 6700.

simon@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.