



## Unit 6 Crown Parade, WA1 2AE

Reference number: WAC09609



 Size: 3,250 sq ft (301.93) sq m

 Location: Warrington

 Rent: £14,000 Per Annum + VAT

 Type: Retail

 Available From: Available From: Immediately

 Local Authority: Warrington Borough Council on Tel: 01925 443322

 Deposit: 3 months rent – subject to status

## Location Description:

Crown Parade is located off Winwick Street adjoining Warrington Central Station close to the Town Centre.

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

## Solutions RPI:

Solutions RPI 1%

## Property Insurance:

The tenant is responsible for arranging their own buildings insurance on the property.

## Contact:

Natasha Worthington

## Disclaimer:

The Arch Company Properties Limited give 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 upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

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