









Arch 8 Crown Parade, WA1 2AE

Reference number: WAC09604



-  Size: 2,611 sq ft (242.57) sq m
-  Location: Warrington
-  Rent: £14,350 Per Annum + VAT
-  Type: Retail
-  Available From: Available From: Immediately
-  Local Authority: Warrington Borough Council - 01925 443322
-  Deposit:

Property Description:

The property has been refurbished to provide approximately 3236 sq ft of ground floor retail accommodation with glazed frontage.. Internally the unit benefits from new LED lighting and ample electrical socket points, DDA compliant toilet, kitchenette and painted concrete floor. Access will be via double pedestrian glazed doors which are protected externally by a steel roller shutter.

Key Details:

- Central Location
- Glazed Frontage
- WC & Kitchenette
- Newly refurbished
- New LED lighting

Location Description:

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

Other Description:

LAND 49SQ FT ARCH 2611SQ FT

Tenancy Agreement:

Available on The Arch Company's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Property Insurance:

The tenant is to pay the sum of £702.35 per annum in respect of a contribution to insurance.

User Planning:

The property is suitable for retail but may be considered for other uses subject to the acquisition of planning consent.

Service Charge:

There will be a service charge payable for maintenance of the rear fire escape.

Contact:

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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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