

TO LET

UNIT 12

1,582 sq.ft

(146.97 sq.m)



MI LYMM CENTRE

Manchester
Lancashire
WA13 0HP

Occupiers Include

Sainsbury's

LOCATION

A significant collection of property within the picturesque village of Lymm a popular and vibrant South Warrington location. Lymm itself is a designated conservation area and the property, situated directly on "The Cross", overlooks the main landmark within the village; a Grade I listed 17th century pavilion. The premises provides a Sainsbury's local, the only national food convenience offer in the village, as well as a number of other retail units situated on The Cross (A6144). It is a well established affluent residential area, situated approximately 5 miles to the east of Warrington Town Centre. Lymm is ideally situated close to the motorway network within 2 miles of junction 20 of the M6 and 9 of the M56.

DESCRIPTION

The unit is open plan in nature, with some partitioned back-of-house areas. The unit has a suspended ceiling with inset LED spot lighting and panel lighting and A/C cassettes, plaster painted walls, laminate floor coverings and is currently configured to suit a pharmacy use.

UNIT SIZE

Total Area: 1,582 sq.ft (146.97 sq.m).

RENT

£32,000 pa + VAT.

RATEABLE VALUE

Rateable Value: £35,750. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: approx. £4,250 pa + VAT.
Insurance: £724 pa + VAT.

ENERGY PERFORMANCE

B-42. Further information available upon request.

PLANNING

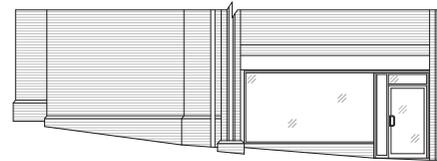
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

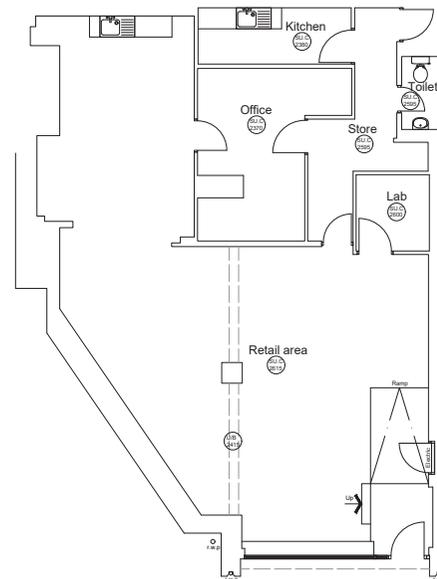
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Front Elevation



Ground Floor Plan - 1,582 sq ft.



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Retail Units On-Site



9,793 sq.ft

Total Area



What Three Words

somebody.squabbles.crest

LYMM CENTRE

SITE PLAN



Will Helm

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07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



Adam Westwell

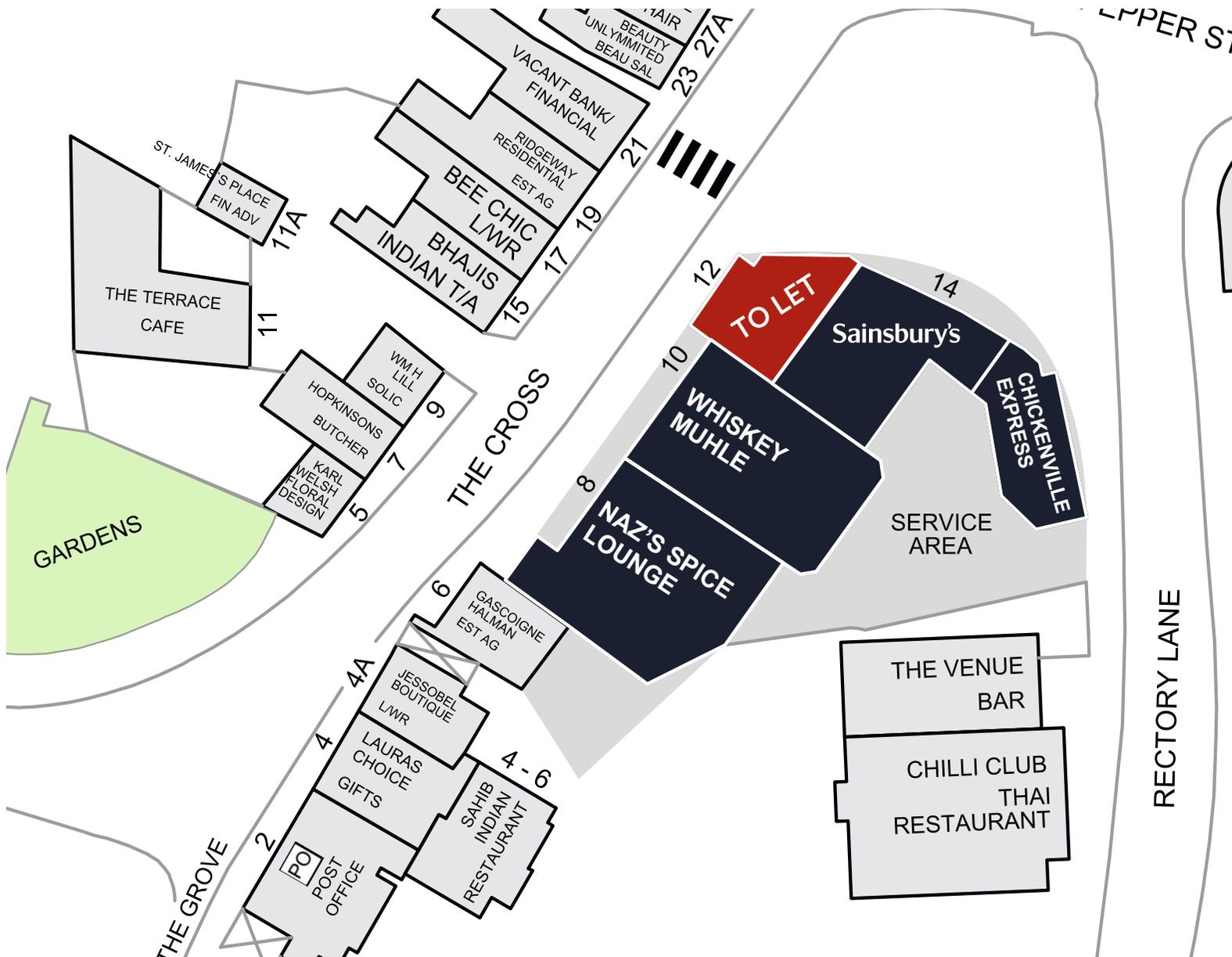
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