

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

4 EAGLE BROW, LYMM, WA13 0LL



LOCATION

Lymm is a large affluent village (approximate population of 12,350) located just 18 miles south of Manchester city centre. The village also benefits from excellent vehicular connectivity being in close proximity to M60, M6 and M62 Motorways.

Due to its affluent catchment population and the high number of day visitors the village is a highly sought after location for both retailers and restaurants alike. Celebrity chef Aiden Byrne's pub/restaurant, the Church Green is located in the village with further notable operators in the village including; Sainsburys, Boots and Lloyds Pharmacy.

The premises occupy a highly prominent location fronting Eagle Brow with a return frontage on to Bridgewater Street which connects the centre to the village's main car park to the rear of the subject property. The premises are situated immediately adjacent to the popular Sextons Café and bakery and directly opposite the Spread Eagle Hotel.

ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate areas:

Ground Floor

Sales Area: 1,234 sqft (115.01 sqm)
Rear Store: 132 sqft (12.31 sqm)

First Floor

Staff: 1,007 sqft (93.55 sqm)
W/Cs: Male and female located at 1st floor.

Basement

Storage: 531 sqft (49.33 sqm)

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RENT

The current passing rent is £25,200 per annum exclusive.

RATES

We are advised the current rateable value for the premises is £41,750 pa with rates payable being £21,499.25 pa.

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 116 (Band E). A full copy of the EPC is available upon request.

LEASE

The premises are currently held by way of a lease expiring 21st January 2028 with an option to determine 21st January 2023. *Further details available upon request.*

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
 Telephone: 0161 828 8789
 Mobile: 07841 661 990
 Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT JANUARY 2020



WWW.CHEETHAM-MORTIMER.COM