

RETAIL PREMISES TO LET

19 CHURCH FARM SHOPPING CENTRE, WALTON ROAD, STOCKTON HEATH, WA4 6NJ



LOCATION

The premises are prominently situated in the heart of Stockton Heath fronting Walton Road (A56) which links the town to the M56 to the south and Warrington to the north.

Occupiers within the immediate vicinity include Aldi, Ego, Natwest Bank, Barclays Bank and Subway. Other major operators in the town include Piccolinos, Sainsbury's, Nandos, Pizza Express and Costa Coffee.

ACCOMMODATION

The premises are arranged over ground and first floor only, providing the following approximate areas:

Ground Floor Sales	1,026 sqft	(95.31 sqm)
First Floor Staff/Ancillary	888 sqft	(82.49 sqm)

RATES

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

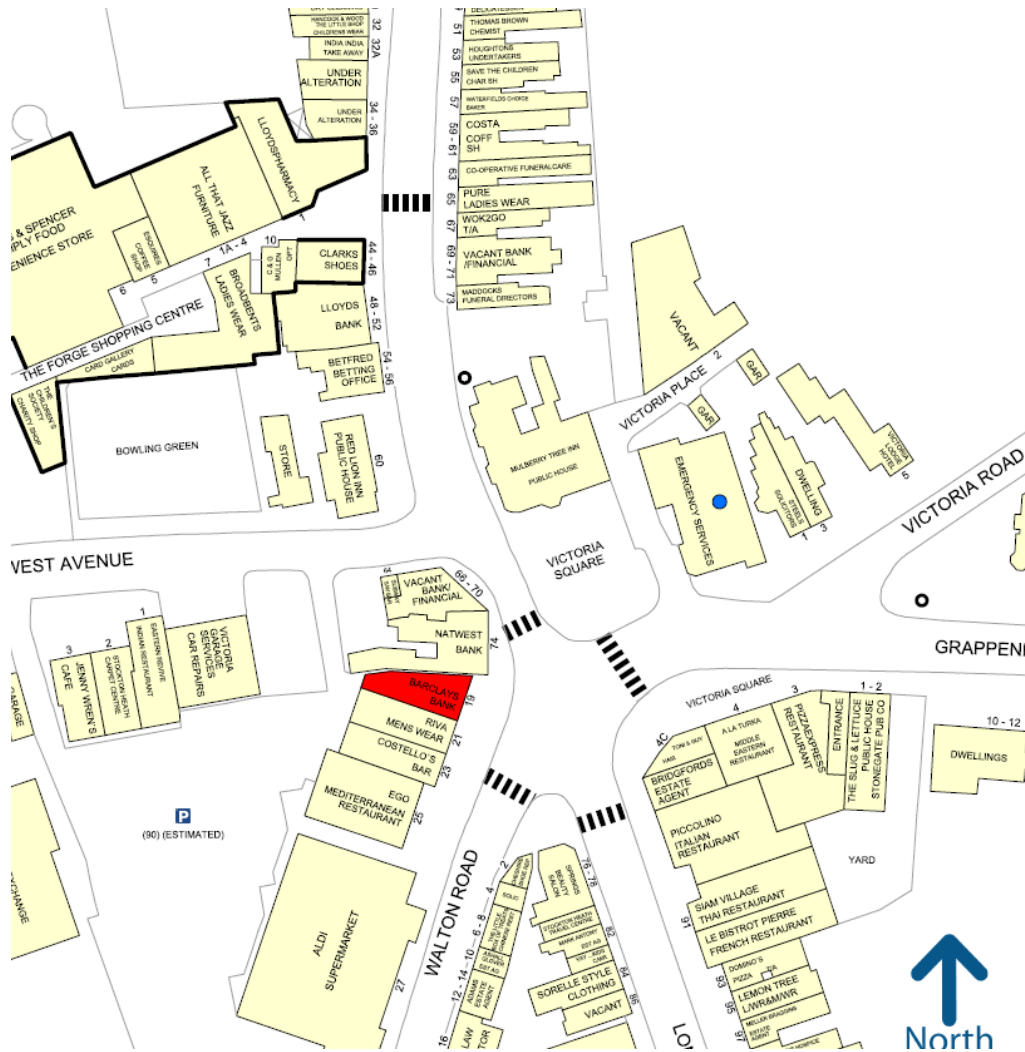
LEASE

The premises are available by way of a new effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

£35,000 per annum exclusive.

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LEGAL COSTS

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

VAT

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

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

ENERGY PERFORMANCE CERTIFICATE

The premises has an energy performance asset rating of 111 (Band E). A full copy of the EPC is available upon request.

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
SEPTEMBER 2020

@MRRETAILEXPERT

WWW.CHEETHAM-MORTIMER.COM