



Unit adjacent to 1 Windmill Centre

Windmill Hill Avenue West, Runcorn WA7
4QZ

Retail Premises

56.10 SQM (603 SQFT)

£12,000 per annum

- Self-contained commercial/retail unit
- Located within community parade facility anchored by Co-Op convenience store
- On site communal car park

To Let

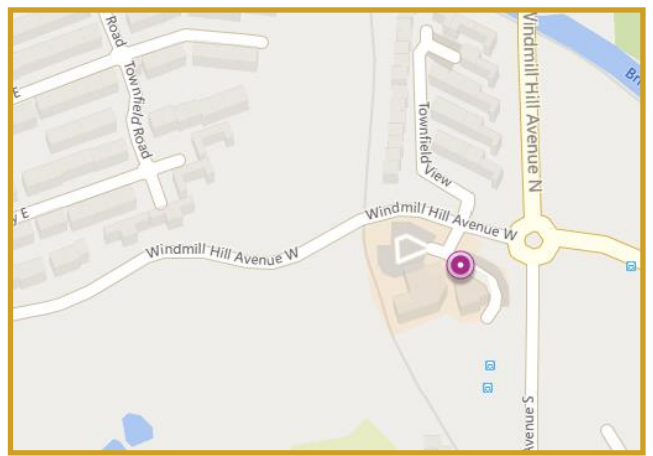
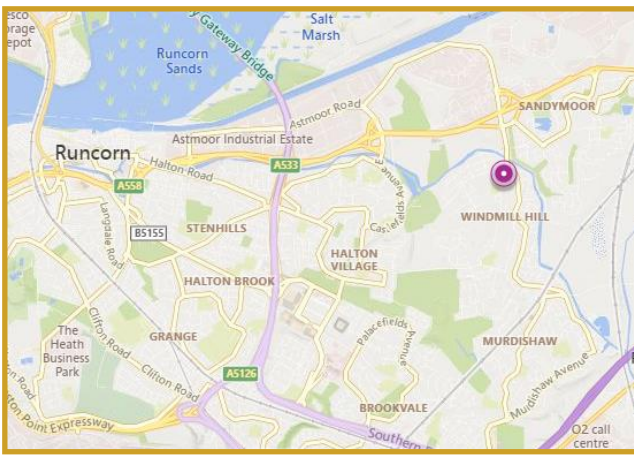
10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com

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Location

The subject unit is located within a small retail parade known as Windmill Hill Shopping Centre which fronts Windmill Avenue West. The unit sits attached to a Co-Op convenience store that also has a fish & chip shop attached and sits adjacent to The Windmill Public House & Sportsbar. The area is predominately residential with some commercial uses spread sporadically to serve the local community. The Windmill Hill area is situated towards the eastern boundary of Runcorn. The location provides for good access to Runcorn town centre as well as the wider conurbation as a whole. Runcorn is connected to the motorway network by its proximity to the M56 & M53 motorway and benefits from a number of major arterial roads running through or near to include the A533, A557 and A558. The town also benefits from a rail station providing local, regional and national onward destinations.

Description

The unit is an end terraced unit with accommodation to ground floor only. The unit benefits from a retail frontage with roller shutter security provision. The accommodation is presented to a shell finished benefiting acoustic suspended ceiling with recessed fluorescent strip lighting, painted plastered walls and a vinyl covered and part part painted floor. There is a communal car park to the front whilst to the rear is a small communal service yard allowing deliveries to the whole of the parade.

Services

We understand mains services are connected to the property to include mains water, drainage and electric.

Accommodation

As measured on an internal area basis the property benefits open plan accommodation as follows:

	SQM	SQFT
GF Retail	56.10	603

Rating

The property has the following entries in the 2013 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Shop & Premises	£6,200	£3,093.80 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested subject to status of applicant.

Rental

£12,000 per annum exclusive.

Planning

The previous use of the premises was as a pharmacy however the property is considered for a variety of service and retail uses. Interested parties should make their own enquiries with the Local Authority in respect of their own proposed use.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that VAT is not applicable on this transaction.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to Contract

Nov 2024 Ref: AG0793

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Subject to contract

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