

TO LET

RETAIL UNIT

60.10 SQ M (647 SQ FT)

Lamb & Swift
Commercial Property

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THE COURTYARD
28 COMMON LANE
CULCHETH
WARRINGTON
WA3 4HA

£15,000
Per annum

- Established shopping precinct
- Secure unit with internal roller shutter
- On-site car park
- Located in the heart of Culcheth
- £15,000 per annum
- **VIEWINGS START AUGUST 2024**
- Available from October 2024.



LOCATION

Located in the heart of the thriving village of Culcheth, just off Common Lane, The Courtyard precinct consists of 5 retail units, with office space located above and the Italian restaurant, Il Cortile, located facing the units.

The precinct is located just off Common Lane, which is a main through road of the village.

The other units on the precinct are currently occupied by 5th Avenue Nail & Beauty Salon, Bark Avenue Dog Grooming, Premier Dog Care and Olivers Shakes. We are unable to put any uses in occupation that conflict with the other tenants.

DESCRIPTION

An end terrace, ground floor retail unit which is suitable for a variety of trades, as long as there is no clash of uses with the existing tenants.

This secure unit has an open plan sales area to the front with a kitchen area and WC to the rear. There is an electric shutter to the frontage and an on-site car park.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Retail Unit	60.10	674

LEASE TERMS

Available from October 2024 by way of a new tenants Full Repairing and Insuring Lease for a 6 year term with 2 yearly breaks.

RENTAL & SERVICE CHARGE

£15,000 per annum.

There is a service charge levied for the upkeep of the communal areas, refuse disposal, communal utility charges and management the cost of this is £445 per quarter.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £10,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Josh Morgan

Email: jmorgan@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ

