

TO LET

FIRST FLOOR OFFICE

50.0 SQ M (538 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



FIRST FLOOR ONLY
36A COMMON LANE
CULCHETH
WARRINGTON
WA3 4HA

£10,000
Per annum

- **** RESTAURANT REMAINS UNAFFECTED ****
- **First floor office premises**
- **On-site parking**
- **Located in the heart of Culcheth**
- **Self contained with WC and kitchen**
- **£10,000 per annum**



LOCATION

Located in the heart of the thriving village of Culcheth, this first-floor office premises is located above the Indi Ayan Indian Restaurant and has its own dedicated access within the Common Lane Frontage.

The property is located in the village centre surrounded by other commercial entities, including retail, restaurants, bars, and offices with residential around the village centre.

Culcheth has a large residential population with the 2021 census recording a population of 11,787.

DESCRIPTION

The property comprises a self-contained, first floor office situated above a restaurant which will remain unaffected.

Internally, the property comprises an open plan office space, with separate meeting room or private office, kitchen and male and female WCs. The property has its own dedicated access within the properties frontage to Common Lane.

The property has use of 3 allocated parking spaces in the car park, with additional parking available around the village.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office	50.0	538

LEASE TERMS

Available by way of a new tenants Full Repairing and Insuring Lease for a negotiable term.

RENTAL

£10,000 per annum.

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 £4,600 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.

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