

# To Let

Modern Warehouse/Separate Shop & Offices

## Lymm

9 Booths Hill Road  
WA13 0DJ

NIA: Shop & premises 1,588 sq ft  
GIA: Warehouse 1,568 sq ft  
Site area 0.24 acres

The premises are accessed via secure metal gates onto a parking / yard hardstanding area with two separate buildings. One semi-detached property fronting the A56 providing a ground floor sales area with upper floor offices, kitchen and WC facilities. To the rear of the site is a detached modern warehouse building.

### Summary

- Prominent road frontage to the A56
- Existing modern warehouse, separate shop & office premises
- External off-road parking / hardstanding
- Excellent road connectivity



## Location

The subject property occupies a prominent location fronting the A56 in Lymm, an affluent Cheshire village approximately 7 miles from Warrington and 18 miles from Manchester.

The premises are readily accessible from the M6 and M56 motorways providing access to the regional and national motorway networks.

## Accommodation

Shop and upper floor offices: Net internal area 2,653 sq ft  
Warehouse: Gross internal area 1,568 sq ft

## Site Area

0.24 Acres

## Tenure

The premises are offered by way of assignment of an existing 25 year lease from 27<sup>th</sup> March 2002 with 5 yearly rent reviews and therefore 7 years unexpired



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## Rent

The current passing rent is £17,000 per annum

## Business Rates

Rateable Value: £16,000  
Rates Payable 2020/21: £7,984

## EPC

EPC Rating: D95

## VAT

All figures quoted are exclusive of VAT but may be liable for VAT at the prevailing rate

## Legal Costs

Each party to bear their own legal costs

