



Jets

THE CROSS, LYMM, WA13 0HU
RENT £17,000 PA





Location

Located on The Cross in Lymm village in between Rumbarber and Renee's Plaice the building occupies a Prime location on a busy walkway right next to the canal which creates natural passing trade. The property is located in the centre of Lymm, yards away from both Lymm Cross and the Bridgewater Canal with pathways to the Lymm Market Car Park on Henry Street and is ideally located close to all amenities.



Description

A ground floor lock up unit with an overall floor space in excess of 460 sq ft in an area with high footfall. Includes the provision of a modern kitchen area, a gas central heating system, Wc and fire door to the rear.

The property would suit many business uses however hot food will not be considered. Situated in the heart of the picturesque Cheshire village of Lymm (with WA postcode) the property, which dates back to the 1700's, consists of an open plan area to the front of the property of around 320 sq ft. At the



rear is a further 140 sq ft comprising Office/Storage area including a kitchen area and wc.

Accommodation

FRONT OFFICE/RETAIL AREA

8.05m x 3.76m (26'5" x 12'4")

Accessed from The Cross the main office/retail area is to the front of the property. There are 6 banks of lighting making the office both light and bright. The walls are either exposed brick or are plastered and painted white. The area is warmed via radiators.

REAR OFFICE/STORAGEKITCHEN

At the rear of the property is a further Office/Storage Area that includes a newly fitted kitchen unit. There is also a fire door providing emergency access only to the rear of the property.

WC

At the rear of the property is a new WC facility comprising low level WC and a hand wash basin. The room also houses the newly fitted combi boiler.

Please note that there is no parking with this property as well as there is no external area to the rear.

Terms

The landlord is looking for a three year minimum term with a deposit of one quarters rent and one quarters rent in advance.

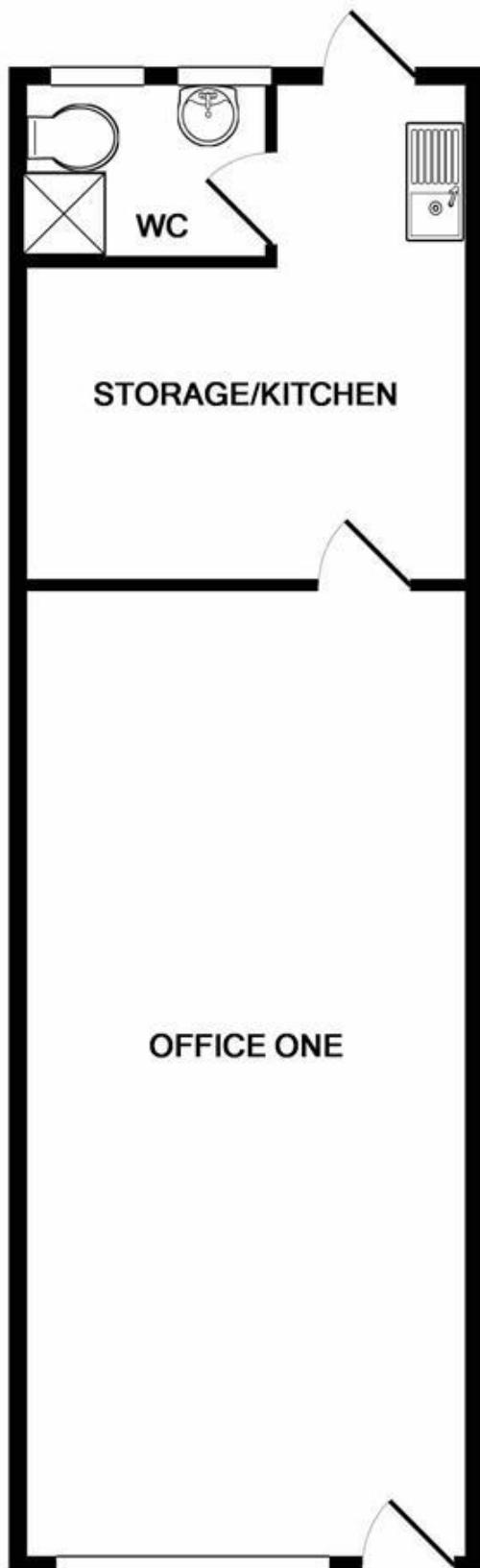
Rates

The current rateable value as from April 2023 is £7,800 which means the property is eligible for Small Business Rates Relief meaning no rates are payable. Please check all terms with Warrington Borough Council as all businesses differ and terms and condition apply.

VAT

The property is not registered for VAT.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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