



# Jets

BRIDGEWATER STREET, LYMM, WA13 0AB  
RENT £18,500.00 PER ANNUM







### Location

The property is located in the heart of Lymm village in an area with a high footfall and free parking.

### Description

**INCENTIVES OFFERED, CALL US TO VIEW!** A ground floor lock up unit with an overall floor space of 700 sq ft in an area with high footfall en route to the main public car park. Planning for A1 or A2 use. 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, this Unit is ideal for a Deli / Vape shop / Hardware shop.

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

For an early viewing please contact JETS COMMERCIAL on 0161 962 1234.

### Accommodation

The unit consists of an open plan main retail area with DDA W.C to the front of the property of around 460 sq ft. and to the rear is a further 240 sq ft





comprising Office/Storage area including a kitchen area and Staff W.C

**Services**

There is a gas connection to the unit and electricity and water.

**Terms**

Flexible terms can be agreed

**Rates**

In the current year there are no rates payable as the property is under the rateable value for Warrington Borough Council if small business rates relief is claimed as the only premises the business occupies.

**VAT**

Not Applicable

**Legal Costs**

Each Party to cover their own legal costs.

**Viewing**

Contact Jets Estate Agents on 0161 962 1234 to arrange a viewing Monday to Friday



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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