

**5 THE CROSS
LYMM, CHESHIRE WA13 0HR
TO LET - £16,000 P.A.**



**THREE STOREY RETAIL/OFFICE UNIT
ALONG WITH REAR GARDEN LICENCED TO SELL COFFEE
& ALCOHOL. PLUS BASEMENT STORAGE.
OFFERING 75 SQ.M (807 SQ.FT.)
PRIME LOCATION WITH GREAT POTENTIAL.**

GROUND FLOOR

ENTRANCE

Hardwood entrance door with full height display window to the side providing a frontage of **4.3m**. Leading through to

RETAIL AREA (5.2m x 4.3m)

Ground floor retail area with window to the front elevation, laminate flooring, pendant lighting, rear staircase providing access to the first floor and further door leading to fire escape

FIRST FLOOR

RETAIL AREA (5.3m x 4.5m)

Retail area with window to the front elevation, laminate flooring, pendant lighting. Staircase providing access to the second floor storage area.

WC

SECOND FLOOR

STORAGE ROOM (5.3m x 5m maximum)

Storage room with window to the front elevation, Velux roof light, laminate flooring, pendant lighting. Staircase from first floor. Some restricted head height.

BASEMENT

OUTSIDE

Large block paved courtyard garden accessed via secure gates with a fenced perimeter and mature trees.

LEASE TERMS

Available on new lease terms to be agreed at £16,000 p.a./£4,000 per quarter

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£10,250 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

Current Rating D

Certificate No: 4483-4359-1711-3720-8684

The full EPC can be made available to interested parties.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.