



1A-3A VICTORIA BUILDINGS

Victoria Buildings
Stockton Heath
Warrington
PO14 2JY

Local Occupiers Include



DESCRIPTION

In a prominent location in Stockton Heath Village, offering a first and second floor; 1a–3a Victoria Buildings benefits from a highly sought-after location situated in a well-established commercial area within one of Cheshire's most affluent and vibrant suburban centres. The property enjoys excellent visibility and accessibility on London road (a49), with a wide range of amenities, independent retailers, cafés, bars and restaurants all within walking distance.

AREAS (Approx. Gross)

GROUND	544 sq.ft (50.5 sq.m)
FIRST FLOOR	2,930 sq.ft (272.2 sq.m)
MEZZANINE	3,045 sq.ft (283.7 sq.m)
TOTAL	6,519 sq.ft (605.6 sq.m)

RENT

£60,000 per annum + VAT.

RATEABLE VALUE

Rateable Value: £41,000 per annum + VAT.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £21,544 per annum + VAT.

Insurance: £4,461 per annum + VAT.

ENERGY PERFORMANCE

Information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



