

To
Let



Unit 1 Forge Shopping Centre

London Road, Stockton Heath, Warrington WA4 6HW

Ground & 1st floor commercial/retail premises

PARKINSON
REAL ESTATE ● ● ● ●

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Key Highlights

- **Prominent unit at entrance for The Forge Shopping Centre with frontage to London Road**
- **Large, predominately open, space with excellent natural lighting**
- **Pay and display car parking available in close proximity**
- **Forge Shopping Centre is anchored by M&S Simply Food**
- **Affluent village centre location**
- **Considered suitable for retail uses along with other commercial uses such as food & beverage, service provision etc.**



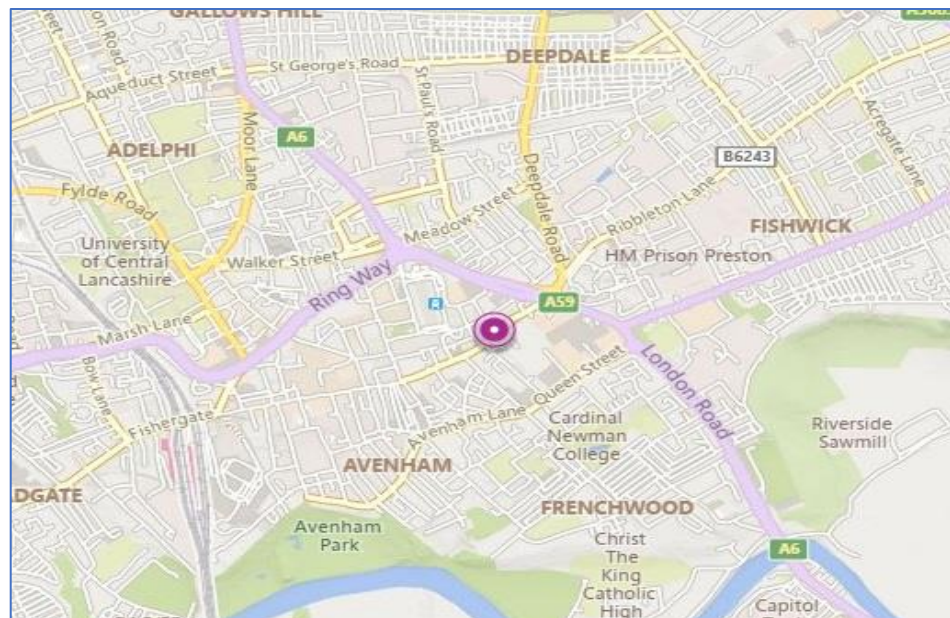
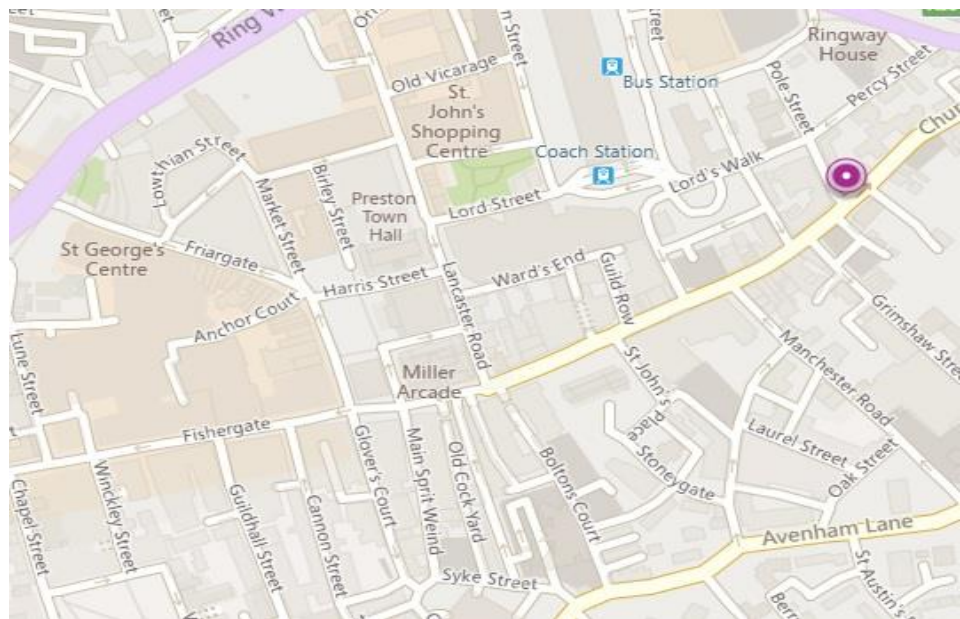
Location

The Forge Shopping Centre is anchored by M&S Simply Food and connects the busy high street with a large public car park. The subject is situated toward the front entrance of the Forge Shopping Centre on London Road within Stockton Heath, an affluent township south of Warrington.



Description

This is the most prominent unit within the Forge Shopping Centre, positioned at the corner of London Road overlooking the principal pedestrian crossing point and benefiting a long return frontage into the mall. The unit provides open plan ground floor accommodation along with 1st floor accommodation presently compartmentalised to provide stores, offices and staff areas but could be repurposed subject to necessary consents. To the rear of the unit is a communal service yard with the unit benefiting rear entrance from the service yard.





Services

We understand main services are connected to the property. Tenants are responsible for payment of utilities direct to the providers. Please note that the information above is provided in good faith and interested parties should verify the information provided is correct.



Terms

The unit is available to let by way of a new lease on terms to be negotiated. A deposit may be requested.



Rental

£65,000 per annum exclusive



Service Charge

A service charge of circa £3,000 per annum is payable. An insurance premium contribution will also be payable by the ingoing tenant.



Accommodation

The premises are understood to offer the following approximate floor areas (Gross internal area)

| | SQM | SQFT |
|--------------|--------|-------|
| Ground Floor | 232.26 | 2,500 |
| First Floor | 120.77 | 1,300 |

Internal width 16.53 metres (54 feet 3 inches). Shop depth 20.50 metres (67 feet 3 inches).

N.B. Whilst we believe the above measurements to be correct interested parties are advised to verify these sizes for themselves.



Business Rates

The property has the following entry in the 2023 Rating List.

| | RATEABLE VALUE | ESTIMATED RATES PAYABLE |
|-----------------|----------------|-------------------------|
| Shop & Premises | £67,500 | £34,560 p.a. |





Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required direct to the Landlords solicitors prior to the issue of any legal documentation.



VAT

All figures quoted are exclusive of VAT. We understand from the Landlords that VAT will be payable on the transaction.



EPCs

The premises has an Energy Performance Rating of C-60



Further Information

Further information can be obtained from the **PRESTON** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0759 June 2024

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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