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15, Irwin Approach, Halton, LS15 0DW

£11,500 Per Annum

Retail shop unit located on Irwin Approach in the centre of Halton just at the junction with the Main Selby Road A63 arterial road linking East Leeds suburbs and the Temple Newsan Estate. Shop faces Lidl Supermarket and close to many shops, salons and eateries.

VIEWING ESSENTIAL

- 420 sq ft
- Private Parking Bay At Rear
- Frontage area
- Front On-street Parking

LOCATION

The property is prominently located on Irwin Approach in the centre of Halton just at the junction with the Main Selby Road A63 arterial road linking East Leeds suburbs and the Temple Newsan Estate. The premises face Lidl Supermarket and close to many shops salons and eateries.

DESCRIPTION

Double fronted ground floor retail unit with ancillary storage space together with forecourt frontage.

ACCOMMODATION

Ground Floor Sales Zone A 33.48 m2 360 sq ft
Ground Floor store / kitchenette 5.52 m2 60 sq ft

Total 39.0 m2 420 sq ft

plus:-
W/C
Frontage forecourt area

TERMS

The property is available by way of a new effective Full, Repairing & Insuring Lease in the region of £11,500 per annum

VAT is NOT applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
currently being assessed

This can shortly be viewed on www.gov.uk/find-energy-certificate

BUSINESS RATES

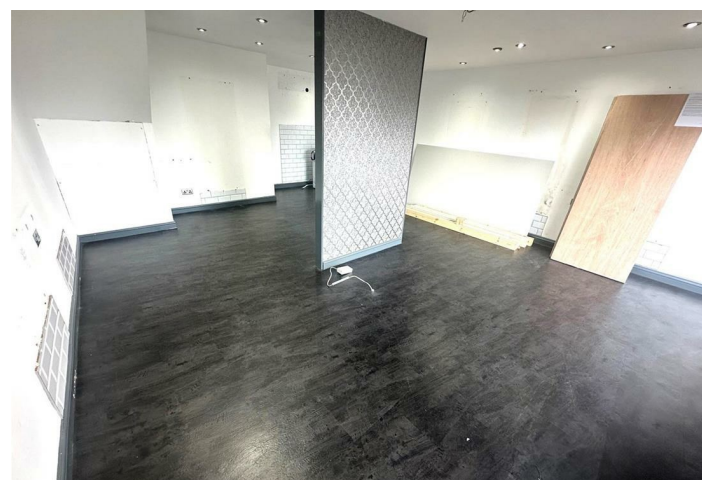
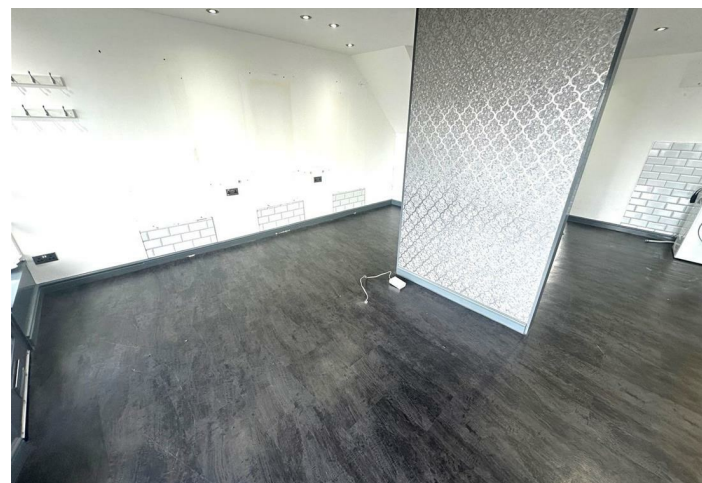
The property has been assessed by the Valuation Office Agency at £7,400RV.

100% Small Business Rate Relief is available -
subject to status
ZERO PAYABLE

Interested parties are advised to make their own inquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.



MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared September 2024.

