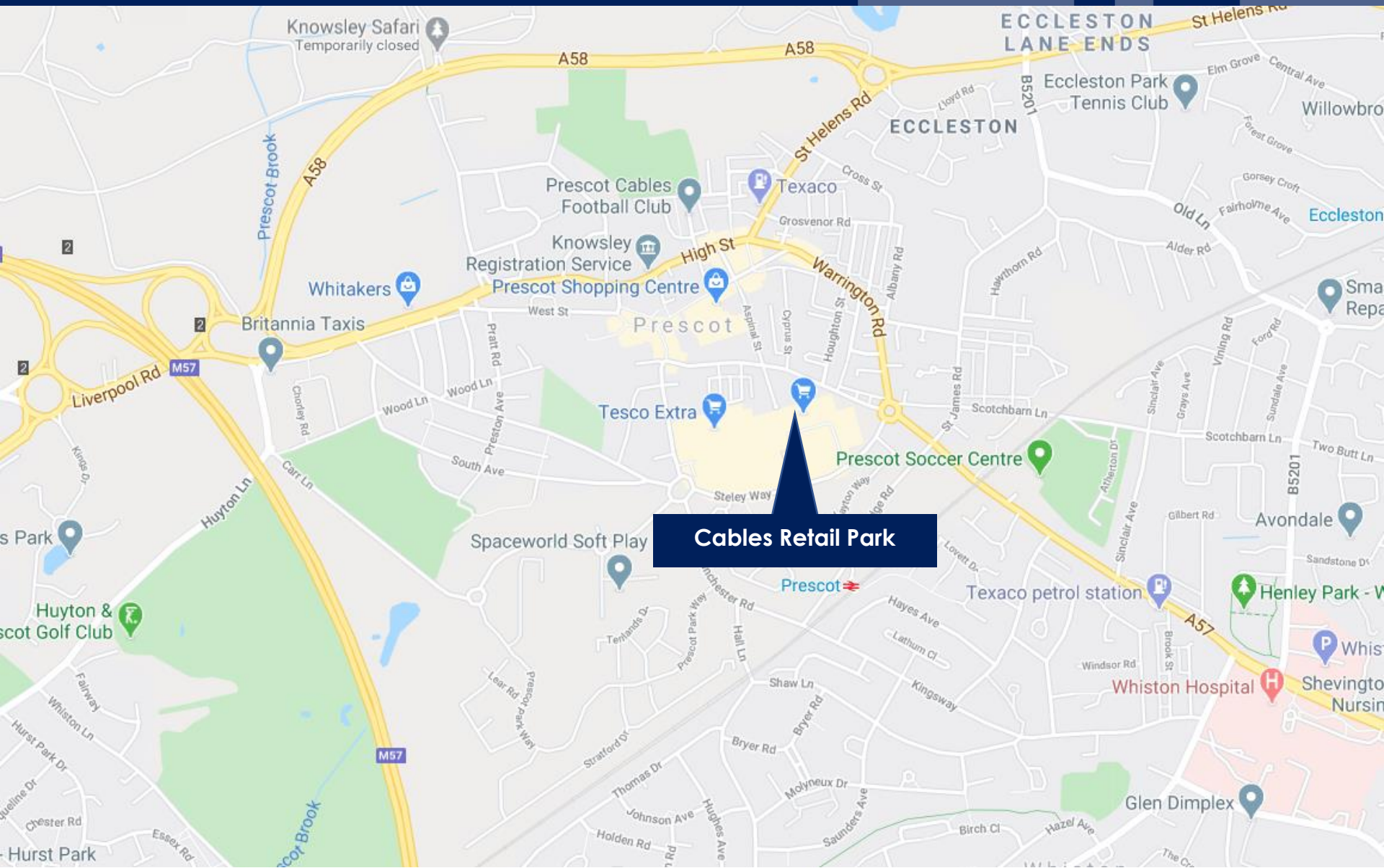




- 991 sq ft retail warehouse unit
- Available by way of assignment or subletting



**Cables Retail Park**



Available  
991 sq ft



**Location**

Fronting Steley Way, off Warrington Road (A57), on the south side of the town centre.

**Description**

A modern scheme over 250,000 sq ft, anchored by a Tesco Extra foodstore. The unit is a pod in the car park at the entrance to the scheme, alongside Subway and opposite McDonald's.

**Size/Availability**

991 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

**Lease Terms**

An FRI lease expiring on 11 March 2024. The current rent passing is £30,100 per annum.

**Condition**

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

**Planning Consent**

Open A1 non food.

**Rates Payable**

£17,431 per annum. NB: No rates are payable until 1 April 2021.

**Service Charge**

£651 per annum.

**Inspections/Further Enquiries**

All inspections/further enquiries are to be arranged through Avison Young.

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