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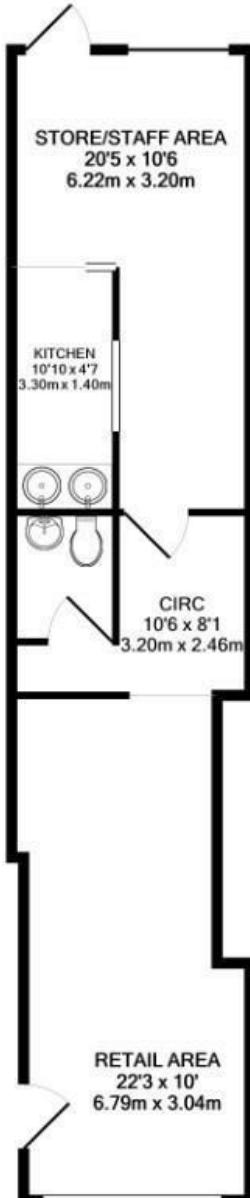
**62 Orford Lane, Warrington, WA2 7AF**

**£800**

COMMERCIAL PROPERTY, FRONT RETAIL AREA, REAR STAFF/STORE AREA, WASH ROOM AND KITCHEN AREA, CONVENIENT LOCATION, AVAILABLE NOW, VIEWING RECOMMENDED.

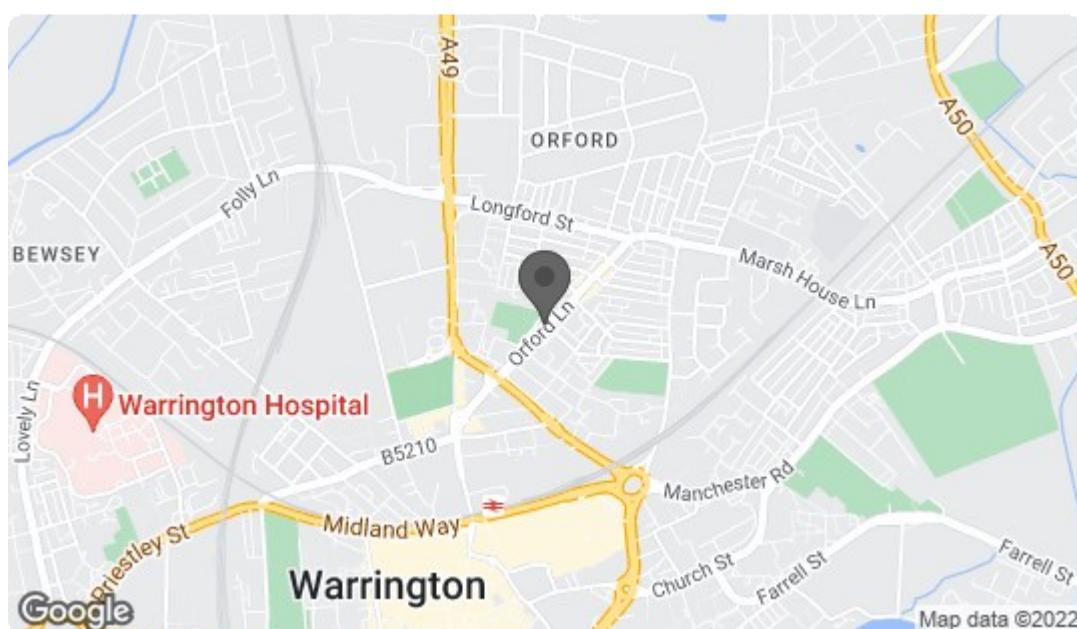
We are delighted to offer for rental this good sized retail property which is situated in a popular location. The accommodation comprises: Good sized front retail area, rear staff/store area, wash room and kitchen area. Available now. Viewing recommended.





**TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		