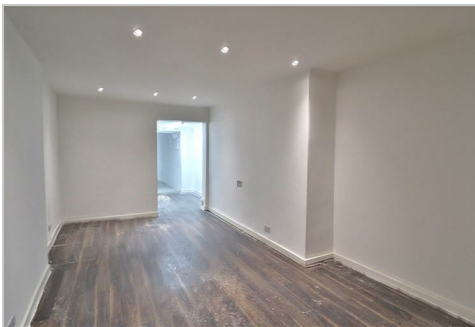


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62 Orford Lane, Warrington, WA2 7AF

£800 PCM

COMMERCIAL PROPERTY, OPEN PLAN RETAIL AREA, REAR ACCESS, WASH ROOM AND SINK UNIT, SUITABLE FOR A MULTITUDE OF USES, 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 premises comprises: Good sized front retail/shop area, rear staff/store area with access, wash room and sink unit. Available now.

Viewing recommended.

FRONT OF SHOP

Front of the property, with a large uPVC window to the front elevation, door access.

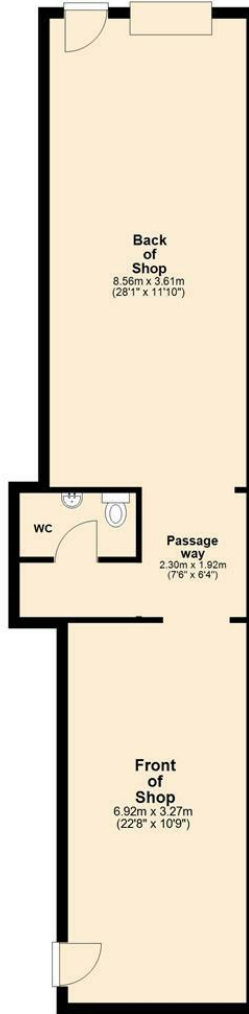
REAR OF SHOP

Rear access, shutters with a sink unit.

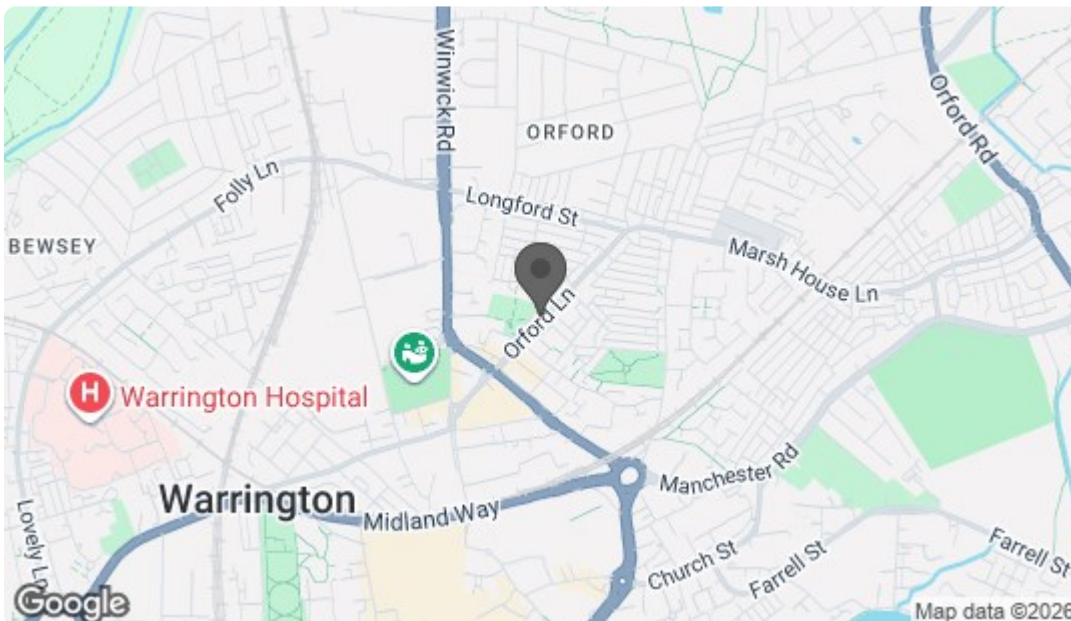
WC

With a low level w.c and pedestal wash hand basin.

Ground Floor
Approx. 63.6 sq. metres (684.7 sq. feet)



Total area: approx. 63.6 sq. metres (684.7 sq. feet)



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 ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	