

# TO LET

£16,000 per annum



## 42 Market Street, Earlestown, Newton le Willows, WA12 9AN

### SITUATION AND DESCRIPTION

A prominent corner retail unit at the corner of Market Street with Oxford Road within the busy central retail district including Earlestown Market, Wilko Hardware Shop, Home Bargain, Tesco, Waterfields Bakers, Boots Pharmacy and other retail, food and leisure outlets.

### ACCOMMODATION

The property offers regular sales at ground floor leading to first floor storage, staff, office and welfare facilities.

Ground Floor Sales	118 sq.m.	(1,272 sq.ft.) approx
First Floor Office and Staff	49.5 sq.m.	( 532 sq.ft.) approx
Total Floor Area	167.5 sq.m.	(1,803 sq.ft) approx

### LEASE

The premises are available by way of a new lease for 5 or more years drafted on tenants repairing and insuring terms.

### RENT

£16,000 per annum exclusive subject to rent review provisions of the lease every 5 years.

### BUSINESS RATES

The premises have been assessed as having a Rateable Value of £14,000. Qualifying occupiers may benefit from small business rates relief. Interested parties should make their own enquiries with the local rating authority.

### EPC

The premises have been assessed as having an EPC Rating of D  
Certificate Number: 9732-3062-0219-0200-3621

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: johnbarker@hwardp.co.uk

Subject to Contract  
Details Updated September 2022

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