

To Let
£22,000 p.a. exclusive



Ground Floor Retail Unit

751 SQ FT (69.77 SQ M)

📍 10 THE CROSS, LYMM, CHESHIRE, WA13 OHP

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent village centre location in Lymm
- Fronting directly onto The Cross, the village's primary retail street
- Surrounded by a mix of independent shops, cafés and restaurants
- Within walking distance of the Bridgewater Canal and nearby public parking
- Situated within an affluent area of Cheshire
- Open plan retail unit with rear ancillary space
- Currently configured to provide an open plan bar
- Fixtures and fittings can be made available, subject to agreement
- Close to public parking and local landmarks
- May suit alternative uses - subject to planning permission
- New Lease - £22,000 per annum exclusive



LOCATION

Lymm is a highly desirable, affluent village in the heart of Cheshire. The area is centred around its historic village square and offers a number of independent and national operators.

The property occupies a prominent position within the village centre, fronting directly onto The Cross, the village's principal retail and commercial street. The Cross forms the focal point of Lymm village centre and connects with a number of key streets, including Rectory Lane, Bridgewater Street and Eagle Brow.

The surrounding area comprises a vibrant mix of independent shops, cafés, restaurants and local amenities, together with nearby public parking. The property is also located in close proximity to the historic Lymm Cross, Lymm Duck Pond, Lymm Dinosaur Footprint and is within easy walking distance of the Bridgewater Canal, placing it at the heart of the village's established retail and leisure area.

Lymm is well located, providing easy access to Manchester and Liverpool via the M6, M56 and M62 motorways.

DESCRIPTION

The property comprises one of four ground floor retail units situated beneath a Sainsbury's Local, occupying a prominent corner position at the junction of The Cross and Rectory Lane. The unit benefits from extensive frontage to both elevations and directly overlooks a busy pedestrian crossing, providing excellent visibility and high levels of passing footfall. The building is of traditional cavity red brick construction beneath a flat roof.

Internally, the accommodation is predominantly open plan and fitted out as a bar/drinking establishment, with a substantial bar positioned to the right of the main entrance. To the rear of the property there are partitioned male and female WC facilities, together with storage and back-of-house areas. Finishes include plaster painted walls and ceilings, with sections of timber panelling and cladding and tiled flooring throughout.

The property is considered suitable for a variety of retail, leisure, hospitality and other commercial uses, subject to the necessary planning consent, where required. The property's prominent trading position and flexible internal layout may appeal to a broad range of occupiers.

SERVICES

The mains services connected to the property to include water, 3-phase electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
10 The Cross - Ground Floor	69.77	751

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental: £22,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service Charge: £1,900 plus VAT, per year - reviewed annually.

Insurance: £185 plus VAT, per year - reviewed annually.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE/PLANNING

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Warrington Borough Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,750, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable for the property directly with the Local Rating Authority (Warrington Borough Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

EPC

The property has an current Energy Efficiency Rating of B(39). The certificate is valid until 18th September 2035. A full copy of the Report is available upon request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

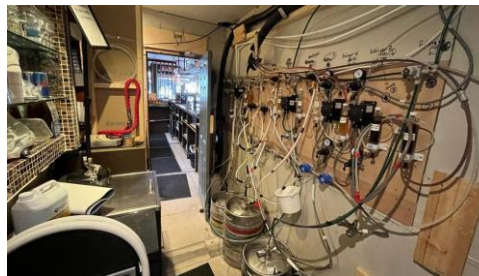
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