

To Let

£28,000 p.a. exclusive

Ground Floor Retail Unit

1,582 SQ FT (146.97 SQ M)

12 THE CROSS, LYMM, CHESHIRE, WA13 0HP

TW

Turner Westwell

Commercial Agents

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St. George's House, St. George's St., Chorley, PR7 2AA
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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
- Close to public parking and local landmarks
- May suit alternative uses - subject to planning permission
- New Lease - £28,000 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 subject property comprises a corner property of traditional cavity red brick construction, set beneath a flat roof covering. The property has been subdivided to provide 4 retail units in total sitting beneath Sainsbury's Local and alongside Mühle Bar, Naz's Spice Lounge and is positioned fronting a key pedestrian crossing point, where The Cross meets Rectory Lane.

Internally, the unit is open plan in nature, with some partitioned back-of-house areas. The unit has a suspended ceiling with inset LED spot lighting and panel lighting and A/C cassettes, plaster painted walls, laminate floor coverings and is currently configured to suit a pharmacy use, however may suit a range of alternative uses (subject to planning permission).

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
Ground Floor	146.97	1,582

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: £28,000 per annum exclusive.

SERVICE CHARGE

Service Charge: £4,250 plus VAT, per year – reviewed annually.

VAT

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

USE

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).**

EPC

The property has an current Energy Efficiency Rating of B(42). The certificate is valid until 3 March 2033. A full copy of the Report is available upon request.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £35,750, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with Warrington Borough Council to clarify the rates payable for the property.**

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.

LEGAL COSTS

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

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.

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Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.