

**SHOP UNITS TO LET  
WARRINGTON  
THE COCKHEDGE SHOPPING CENTRE  
FEBRUARY 2017**

Unit No	Accommodation		Rent (pax)	Rates Payable 2015/16	Service Charge Payable (Current service charge year)	Comments
	Sq m	Sq ft				
Unit 1	GF 71.0	GF 766	£22,500	£8,997	£1,668	Available
Unit 6	GF 95.9	GF 1,032	£22,000	£11,708	£2,102	Available
Unit 10a	GF 65.6	GF 706	£25,000	£8,997	£1,725	Available
Units 14/15	GF 131.6	GF 1,416	£28,000	£15,899	£3,796	Available
Units 17/18	GF 337.23	GF 3,630	£50,000	£22,056	£8,167	Available
Unit C	GF 1,096 FF 1,077	GF 11,800 FF 11,588	£160,000	£135,575	£50,500	Temp Let
Unit H1	GF 845	GF 9,100	Upon Request	£46,342	£19,959	Available subject to vacant possession

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**Contact:**

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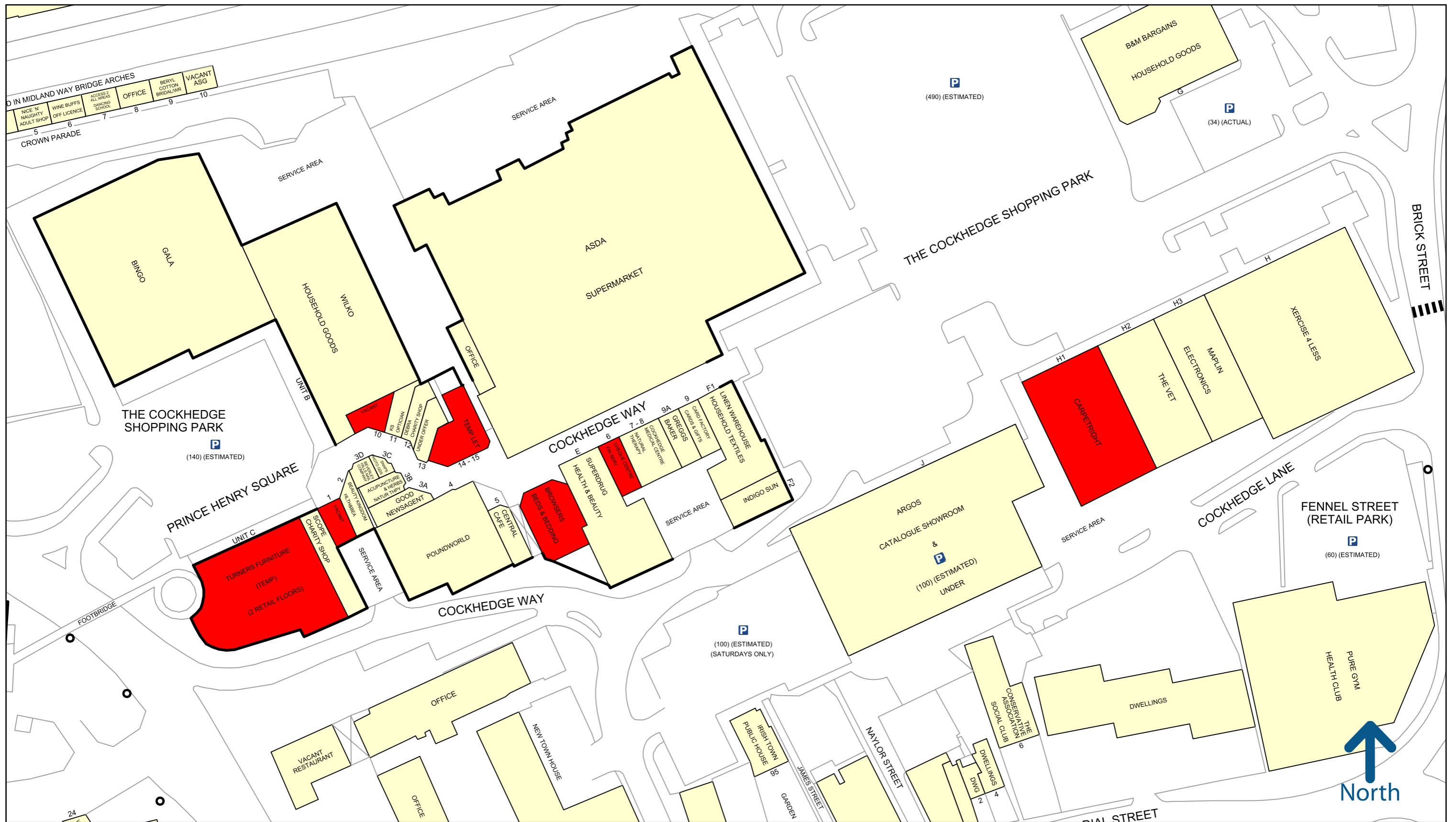
**CODE OF PRACTICE**

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the code can be obtained from the Royal Institution Of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535, Fax: 0207 334 3795, or alternatively from the website: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

**MISDESCRIPTION**

1. The Agents and Vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.
2. Every effort has been made to ensure that the above dimensions and floor areas are accurate. They are in accordance with the RICS Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.
3. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, particularly if contemplating travelling some distance to view the property.

**SUBJECT TO CONTRACT & WITHOUT PREJUDICE**



50 metres

Experian Goad Plan Created: 01/02/2017  
Created By: Lambert Smith Hampton



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