



TO LET

**Plot B Barleycastle Trading Estate
Appleton
Warrington
WA4 4SN**



OPEN STORAGE LAND ON POPULAR INDUSTRIAL ESTATE WITH ACCESS TO M6/M56 INTERCHANGE.

- 1.2 Acres (0.48 Ha)
- Fully secure fence site.
- Level
- Easy access to M6/M56 Interchange
- Power & Water Available
- Early occupation available (subject to conditions)

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Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

Barleycastle Trading Estate

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Warrington
WA4 4SN



LOCATION

Barleycastle Trading Estate is an established distribution location. The Estate is in close proximity to Junction 20 of the M6 at the intersection with the M56 and Junction 9 of the M56. Warrington Town Centre is 11km to the northwest.

DESCRIPTION

A secure and level. The land is secured by palisade fencing. The site benefits from a power and water supply.

SITE AREA

1.2 Acres (0.48 Ha)

TERMS

Our clients are seeking to dispose of the land on a leasehold terms for a period of years to be agreed incorporating regular rent reviews. The lease is to be outside the security of tenure provisions of the Landlord & Tenant Act 1954 Pt II as amended.

VAT

Will be applied at the prevailing rate.

RENT

£75,000 per annum excl

RATEABLE VALUE

£49,500

ESTATE CHARGE

There is an estate charge to cover the costs of the maintenance for the estate road. For the last financial year this was £1,800 plus VAT.

VIEWING

Via the sole agents TFC on 0161 234 0777.



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