

# WARRINGTON

18 Bridge Street, WA1 2QW

## RETAIL UNIT TO LET

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



### Location and Description

The premises are situated on Bridge Street and occupy a prominent position adjacent to McDonald's and directly opposite Warrington Market.

Other nearby occupiers include Burger King, Merkur Slots, Hays Travel, HSBC, and Heavenly Desserts amongst others.

### Lease Details and Rent

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### Rent: On Application

### Virtual Tour

<https://youtu.be/6i4F2qH146c>

### Use

Please note that there is a restriction against the sale of food at the premises.

### Accommodation

The unit is arranged over ground and first floors and comprising the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,375	127.7
Remote First Floor Ancillary	1,514	140.7

### Business Rates

Rateable Value (2026) - £16,750

Interested parties are advised to make their own enquiries with the Local Authority.

### VAT and Costs

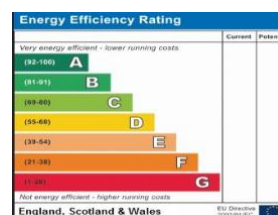
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

### EPC

A full copy of the EPC is available upon request from the agents.



### All Enquiries

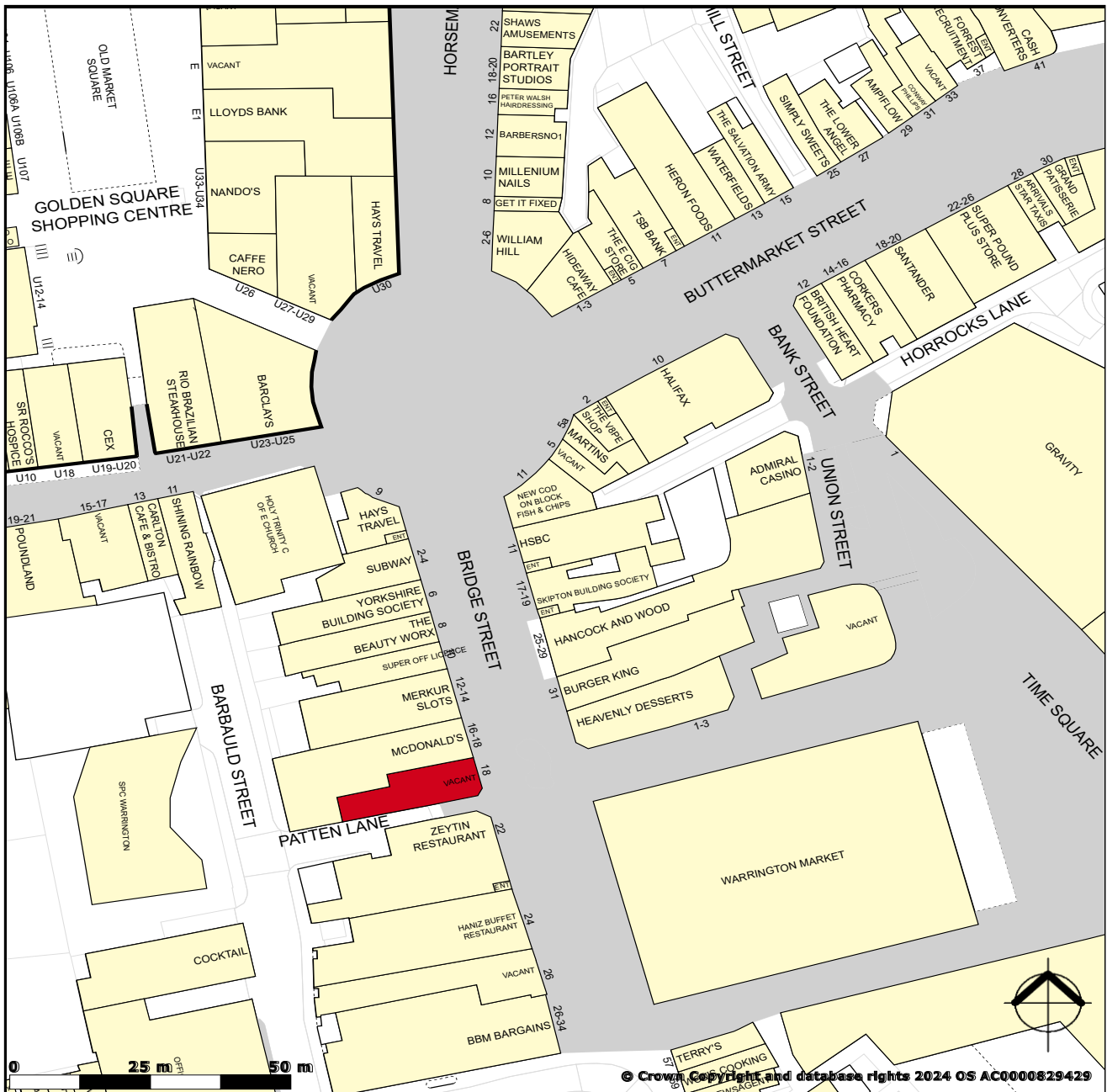
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November 2024. Subject to Contract.

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