

**525 Liverpool Road, Great Sankey, Warrington, WA5 3LX****Takeaway Premises**

Summary

Tenure	To Let
Available Size	1,033 sq ft / 95.97 sq m
Rent	£17,000 per annum
Rates Payable	£7,020 per annum
Rateable Value	£16,250
EPC Rating	Upon enquiry

Key Points

- Prominent Road Side Location
- Exceptional Advertising Potential
- Rarely Available Unit
- Full Extraction System
- All Main Services Connected
- Available Immediately
- Licenses in Situ
- Parking to Front

Location

The Unit is prominently located within 1.5 miles of Warrington Town Centre with immediate frontage onto the A57 (Liverpool Road) which provides links to Junction 8 of the M62 Motorway (J8).

The M6 and M56 Motorways also lie within proximity being approximately 5.5 miles and 6 miles away respectively.

Local occupiers within close proximity are, Dominoes, Subway, Kumon and the butchers arms.

Description

The unit holds prominent frontage to Liverpool Road (A57) which is within a terrace row with Subway and Dominoes.

There is parking directly Infront of the unit accommodating roadside pick up and easy access for staff.

Internally the unit houses a reception desk/pick-up area ideal for its previous usage which was a Pizza Hut collection and delivery service, as you come through the internal doorway this leads to a spacious kitchen area which holds a large walk-in fridge/freeze unit with fully operational extraction system already in situ which is ready for use from day one.

To the rear of the property holds a staff breakout area, w/c facilities and kitchenette space with the rear exit spilling onto the Butchers Arms car park. It must be said no parking is to be used within this car park as it falls directly under the Pub's ownership and not to the units within the terrace.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,033	Available
Total	1,033	

Rental

£17,000 per annum.

Lease Terms

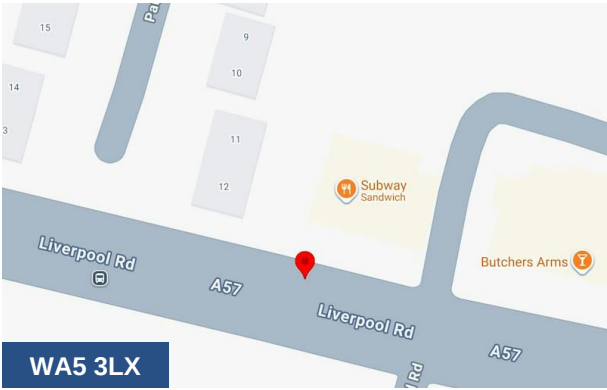
Available by way of a new tenants full repairing and insuring basis for a minimum 5 year term.

Services

All mains services are connected.

VAT

We are advised that VAT is not applicable to the above rental.



Viewing & Further Information



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