



Unit 3, The Bridge Shopping Centre, Warrington, WA4 1JR

First Floor Unit

Summary

Tenure	To Let
Available Size	2,530 sq ft / 235.04 sq m
Rent	£24,000 per annum
Rates Payable	£13,042.50 per annum
Rateable Value	£23,500
EPC Rating	Upon enquiry

Key Points

- Modern Construction
- Variety of Uses Suitable
- Subletting Permitted
- Abundance of Parking
- Strong Retail Core
- Self-Contained
- Next Door to Co-op
- Established Precinct

Location

The property is situated within Latchford Village Centre fronting the main A5061 Knutsford Road. Latchford is a busy and popular local retail centre that is situated 2 miles south east of Warrington Town Centre.

The property occupies a superb position, being highly visible to northbound traffic along Knutsford Road and from the traffic light junction with Kingsway South. The property forms part of Bridge Shopping Precinct, which benefits from good car parking and other national retailers, such as Co-op and Betfred.

Description

We are delighted to bring to the rental market this first floor, self-contained retail unit. Previous uses have been gym/yoga studios and similar uses are welcomed within the shopping precinct.

The unit is self-contained with its own frontage accessed next door to the Co-op with the various suites entered via the internal staircase or lift.

Internally, the unit has 3 large open plan suites as well as two smaller rooms. The larger suites, which are sectioned off with partition walls are able to come down to increase the open plan area if applicable.

Located to the front, side and rear of the property, is a wealth of parking for up to 3 hours at a time for customers. Permits are obtainable for tenants direct from Warrington Borough Council.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
1st	2,530	Available
Total	2,530	

Lease Terms

A new tenants effectively full repairing and insuring Lease for a minimum 5 year term.

Rental

£24,000 Per Annum.

Subletting

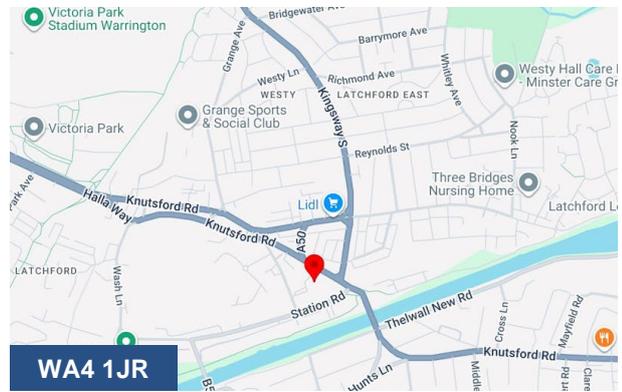
Any unused or empty rooms are able to be sublet out to other operators, pending the landlords approval and subject to contract.

Services

Mains electricity, water and drainage are connected.

VAT

The quoted rent is exclusive of VAT should it be applicable.



Viewing & Further Information



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