



25-29 Bridge Street, Warrington, WA1 2EZ

Substantial Retail Unit with Development Potential

Summary

Tenure	For Sale
Available Size	850 sq m / 9,149.32 sq ft
Price	Price on application
Rates Payable	£13,943 per annum
Rateable Value	£36,500
EPC Rating	D

Key Points

- Prime Location
- Untapped Potential
- Rear Frontage to Cinema
- Potential to Split
- Dual Frontage
- Frontage to McDonalds
- Close to Warrington Market
- Flexible Options Available

Location

The property occupies a prime 'centre piece' location, in the heart of Bridge Street, within Warrington Town Centre. It also boasts a rear frontage on to Union Street and Time Square, the modern leisure quarter.

It is also a short walk to The Golden Square Shopping Precinct and both of the towns multi-storey parking facilities, as well as the two main line railway stations.

Description

We are delighted to offer for sale, one of the most significant buildings in Warrington Town Centre, that has been held and traded under family ownership for over 100 years.

Sadly and reluctantly our Clients are closing the doors on Hancock & Wood in the coming months and Morgan Williams are proud to represent them in the sale of their prestigious landmark building.

The property benefits from substantial dual frontages, the main being directly onto Bridge Street opposite McDonalds, whilst the rear opens directly onto Time Square, which includes Warrington Market, Cineworld and The Botanist restaurant, amongst others. The rear entrance benefits from all the Time Square service charge enhancements, without any of the cost.

Our priority instructions are to promote the sale of the whole building, however, our Client would give consideration to a rental split, subject to covenant status.

The property would lend itself well to a central separation, providing substantial retail frontages to both ends, as well as upper floor residential development potential, for a multiple unit arrangements of apartments, across the upper floors.

This prime multi-purpose location would lend itself well to a national operator, as neighbouring occupiers include; Burger King, Admiral Amusements, HSBC and McDonalds.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	9,149.32	850
Total	9,149.32	850

Terms of Disposal

Our primary instructions are a Freehold sale of the entire property, price on application, please contact our office for guide figure in this regard.

Alternatively our Clients would be amenable to a split of the property for rental purposes, subject to status, covenant and rental amounts to be agreed.

Tenure

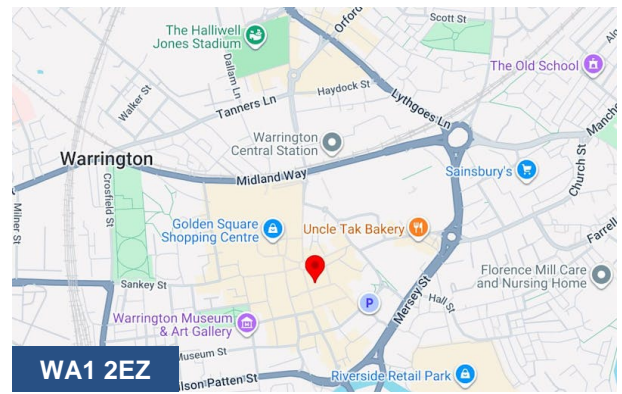
Freehold.

VAT

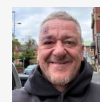
We understand the sale will not be subject to VAT, however, for the avoidance of doubt the above sale price is quoted exclusive of VAT, should it be applicable.

Services

All mains services are connected. There was a Fire Alarm system installed in 2025.



Viewing & Further Information



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