



29 Church Street, Warrington, WA1 2SS

Bar/Restaurant Lease For Sale

Summary

Tenure	To Let
Available Size	1,152 sq ft / 107.02 sq m
Rent	£16,000 per annum
Rates Payable	£6,660 per annum
Rateable Value	£12,000
EPC Rating	Upon enquiry

Key Points

- Recently Renovated
- Kitchen Fitted With Extraction
- Outside Terrace
- Currently Zero Rates for Small Business
- Fully Installed Bar
- Unique Fit Out
- Trade From Day One
- Includes Stock

Location

The property is prominently situated at the roundabout junction of the A49, Buttermarket Street and Church Street.

It is situated on the fringe of the Town Centre and convenient parking is available directly opposite, on Buttermarket Street, and the close by Sainsburys, which is just 3 minutes walk.

Description

We are delighted to offer for sale a lovingly renovated leasehold American style bar and eatery, that is fully fitted out and ready for immediate trade.

The welcoming interior has a central feature bar along one side, together with individual seating areas and a quirky décor, which will provide an intimate and relaxing atmosphere.

Also included is a fitted kitchen with extraction and w/c facilities and an outside smoking terrace at the rear.

All current equipment is provided for the tenant’s use and this valuable lease and business opportunity is available for a one off purchase of just £40,000.

A new long term Lease is available direct from the Landlord.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,152	Available
Total	1,152	

Lease For Sale / Premium

Available for purchase of a one off payment of £40,000 for the current lease and all fixtures and fittings within the property.

Services

Mains electricity, water and drainage are connected.

Trading Hours

We are advised by the Landlord that the property is licensed for food and drink until Midnight, 7 days a week.

Rates

Ground Floor Rateable Value: £12,000.
Current Small Business Payable: Zero
Non-Small Business Payable 2024/25: £6,660

Rental

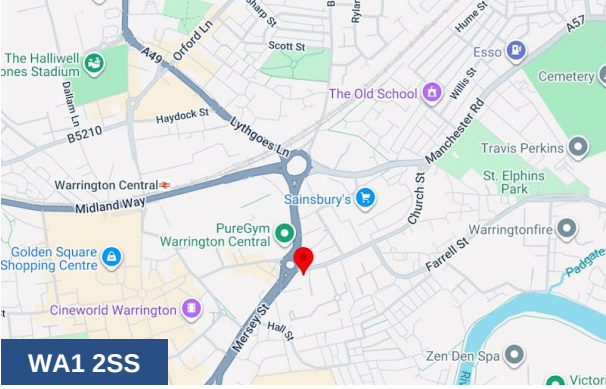
£16,000 per annum.

Lease Terms

A new long term Lease is available direct from the Landlord, for a minimum 5 year term, on a tenant’s effectively full repairing and insuring basis and including periodic upward only rent reviews.

VAT

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



Viewing & Further Information

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