MORGAN WILLIAMS.

Office, Retail

TO LET



37-39 Buttermarket Street, Warrington, WA1 2LY

Prominent Ground Floor Unit

Summary

Tenure	To Let
Available Size	1,191 sq ft / 110.65 sq m
Rent	£19,000 per annum
Rates Payable	£7,632.50 per annum
Rateable Value	£17,750
EPC Rating	C

Key Points

- 2 Parking Spaces Included
- Glass Frontage
- Private Office Within
- Times Square 100 meters away
- Available January 2027
- Suitable for a Variety of Uses
- Scope to Reconfigure
- Roller Shutter Front

Location

The property is situated in a prominent Town Centre location, close to Market Gate where pedestrian flow is high.

Market Gate links the four main Town Centre streets and the 'Old Fish Market' square, where several restaurants and coffee shops are situated around two entrances into Golden Square Shopping Precinct.

Neighbouring occupiers include TSB Bank and Heron Foods and Wetherspoon, Bank street is a mere 50 yards away leading to WBC newly formed Times Square development which houses the new market with a high volume of local eateries within, Cineworld and The Botanist.

Description

Set within the middle of Warrington Town Centre is this spacious ground floor space, which would lend itself to a variety of retail/office operators to add to the vast array of occupiers within the area.

The ground floor suite is mainly of rectangular shape with a large open plan sales area large enough for upwards of 10 desks if required. In addition it holds a small directors/private office, which can occupy up to 6 staff and can be altered due to the variety of partition walls throughout. Allowing for reconfiguration can assist the incoming tenant to be creative with the space and fitout as necessary subject to the landlords consent.

Throughout is a suspended ceiling and LED lighting, a gas fire central heating system and ceiling units for both heat and air conditioning for the warmer months. There are two W/C's to the rear of the property next to the kitchen facility, included with the suite are two parking spaces within the rear yard.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,191	Available
Total	**1,191**	

Rental

£19,000 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.

Legal Costs

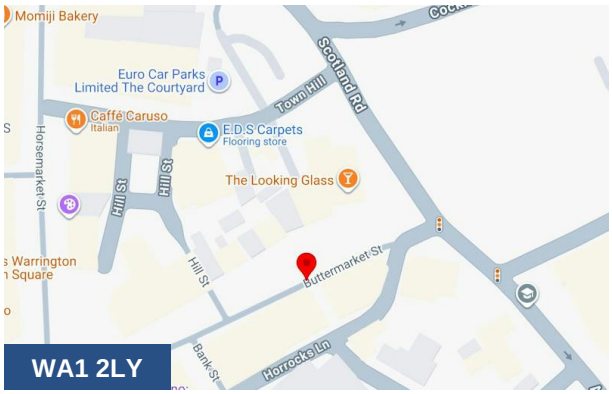
Each party are to be responsible for their own costs throughout the transaction.

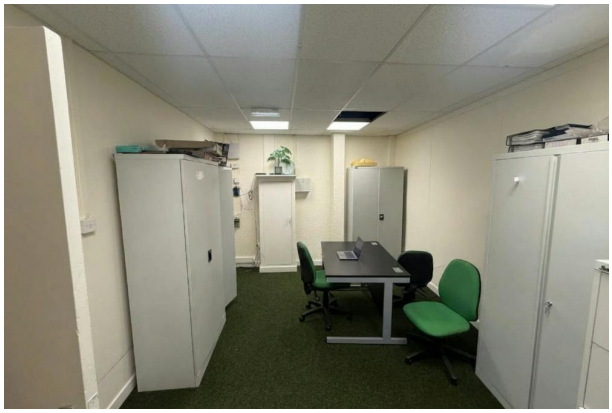
Rates

Rateable Value: £17,750.
Rates Payable 26/27: £7,668.

VAT

We understand that VAT is not currently applicable.







Viewing & Further Information



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