



27 Church Street, Warrington, WA1 2SS

Restaurant Premises with Accommodation

Summary

Tenure	To Let
Available Size	1,898 sq ft / 176.33 sq m
Rates Payable	£6,112 per annum
Rateable Value	£16,000
EPC Rating	Upon enquiry

Key Points

- Fully Licensed Premises
- Extensive Living Accommodation
- Fully Operational Kitchen
- Ready to Trade From Day 1
- Excellent Town Centre Location
- Fixtures and Fittings Within
- Available Immediately
- Perfect for Owner/Occupier

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 bring to the rental market a rarely available bar/restaurant unit, which benefits from a full late trading license.

The property benefits from being arranged across the entire first and second floors on the terrace row which is shared with The Tavern sports bar and the Royal India Restaurant.

The first floor comprises of a primary bar area, which welcomes guests upon arrival, a side kitchen for cleaning and food stores, adjacent to the staircase up to the venue is the main kitchen which is fitted with a full extraction system. Included is a large dining area which is able to house upwards of 30 guests seating and or standing.

The second floor provides excellent living accommodation, with kitchen and washing facilities included. This would benefit vastly from a tenant/occupier due to the ease of access to and from the flat and restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
1st - Kitchen	279	Available
1st - First Floor Kitchen	86	Available
1st - Internal Storage	37	Available
1st - First Floor Restaurant	1,119	Available
1st - First Floor Toilets	226	Available
2nd - Accommodation	151	Available
Total	1,898	

Premium

A one off premium fee of £50,000 is required to secure the new lease, business opportunity, fixtures and fittings and use of the flat above.

Rental

£24,000 per annum.

Lease Terms

A new long term lease is available direct from the Landlord, for a minimum of 3 year term, on a tenant's effectively full repairing basis and including periodic rent reviews.

VAT

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

Services

All main services are connected.



Viewing & Further Information



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