



**18b, Church Street, Runcorn, WA7 1LR**

**Substantial Retail Unit**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	262 sq m / 2,820.14 sq ft
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£6,798.75 per annum
<b>Rateable Value</b>	£12,250
<b>EPC Rating</b>	D (97)

**Key Points**

- Prominently Positioned
- Ground & First Floor
- Street Parking to Front
- Previously Barnardos
- National Multiple Neighbours
- Loading to Rear
- Open Plan Layout
- Suitable for Various Uses

## Location

A prominently positioned retail unit formerly occupied by Barnardos charity shop, situated in Runcorn Town Centre.

The premises occupy a central position within this retail thoroughfare in the main shopping area.

Runcorn is an important commercial centre, just off the A533 Runcorn Expressway, with a main line rail station and the Mersey Gateway Bridge, which conveniently links the towns of Widnes and Liverpool.

## Description

The property comprises a substantial mid-terrace retail building, that is arranged over two large floor plates.

The property boasts a prime high street location within Runcorn Old Town, where national multiple occupiers, Savers and Card Factory are next door and other surrounding retailers include Costa, William Hill, Greggs and Dominoes.

The unit itself provides large open plan space to the ground and first floors, including wc and kitchen facilities.

Externally the frontage is directly onto the pavement, with on-street parking opposite. To the rear there is loading access via a vehicular service road.

Barnardo's are due to vacate in June 2026 and the unit will be available from 1 July 2026.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,820	261.99
<b>Total</b>	<b>2,820</b>	<b>261.99</b>

## Services

Mains electricity, water and drainage are connected.

## Lease Terms

Available by way of a new tenant's effectively full repairing and insuring basis for a minimum 5 year term, incorporating periodic upward only rent reviews.

## Rental

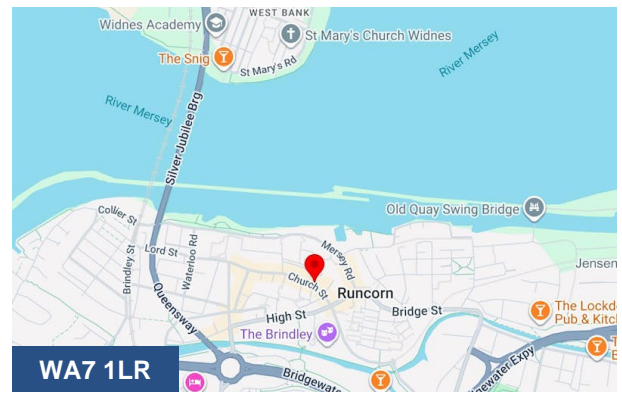
£26,000 per annum.

## VAT

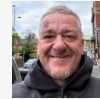
We are advised that VAT is not applicable to the above rental.

## Legal Costs

Each party is to be responsible for their own legal costs incurred.



## Viewing & Further Information



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