

**43 Warrington Road, Penketh, Warrington, WA5 2BW****Exciting Multi Purpose Restaurant Opportunity****Summary**

Tenure	To Let
Available Size	7,685 sq ft / 713.96 sq m
Rent	£90,000 per annum
Rates Payable	£33,855 per annum
Rateable Value	£61,000
EPC Rating	B (33)

Key Points

- Ready for Immediate Trade
- Available Immediately
- Alternative Uses Considered
- Densely Populated Area
- Extensive Equipment Included
- Large Private Car Park
- Busy Main Road Frontage
- New Lease Available

Location

The property occupies a strategic position on Warrington Road (A562), one of the main arterial routes serving Penketh and Warrington. The surrounding area comprises an established residential catchment, local retailers and community facilities, providing a strong customer base and excellent connectivity.

Description

We are delighted to bring to the rental market this most appealing roadside restaurant opportunity, that is fully fitted and ready for immediate trade.

A new Lease direct from the Landlord is available immediately with the potential to capture Christmas trade. Alternatively, other uses are considered, such as Dentist, Vet, Gym, Nursery or Retail, it would be particularly well suited to a convenience retail type operation.

Internally the accommodation comprises a range of open plan formal dining, bar area, kitchens, WCs storage facilities, all of which are in excellent furnished condition. The existing arrangement provides for up to approximately 200 covers.

Externally there are 30 designated car parking spaces, with direct access from Warrington Road, which carries circa 18,300 vehicles per day.

We are instructed to competitively quote just under £12 psf overall for a new Lease and premium offers are invited to secure the existing fixtures and fittings etc.

Finally, there is an opportunity to provide live-in staff accommodation to part of the first floor, should it be required.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant, Bistro, Kitchen, Stores & WC	6,307	585.94
1st - Office, Staff Room, Stores & WC	1,378	128.02
Total	7,685	713.96

Lease Terms

A new Full Repairing and Insuring Lease is available for a minimum 5 year term.

Rental

£90,000 per annum.

Services

All main services are connected.

VAT

We are advised that VAT is not currently applicable to the property.

Video Walk Through

A video walk through of the property is available on request.

Premium

Offers are invited for this exciting opportunity to include existing fixtures and fittings.



Viewing & Further Information

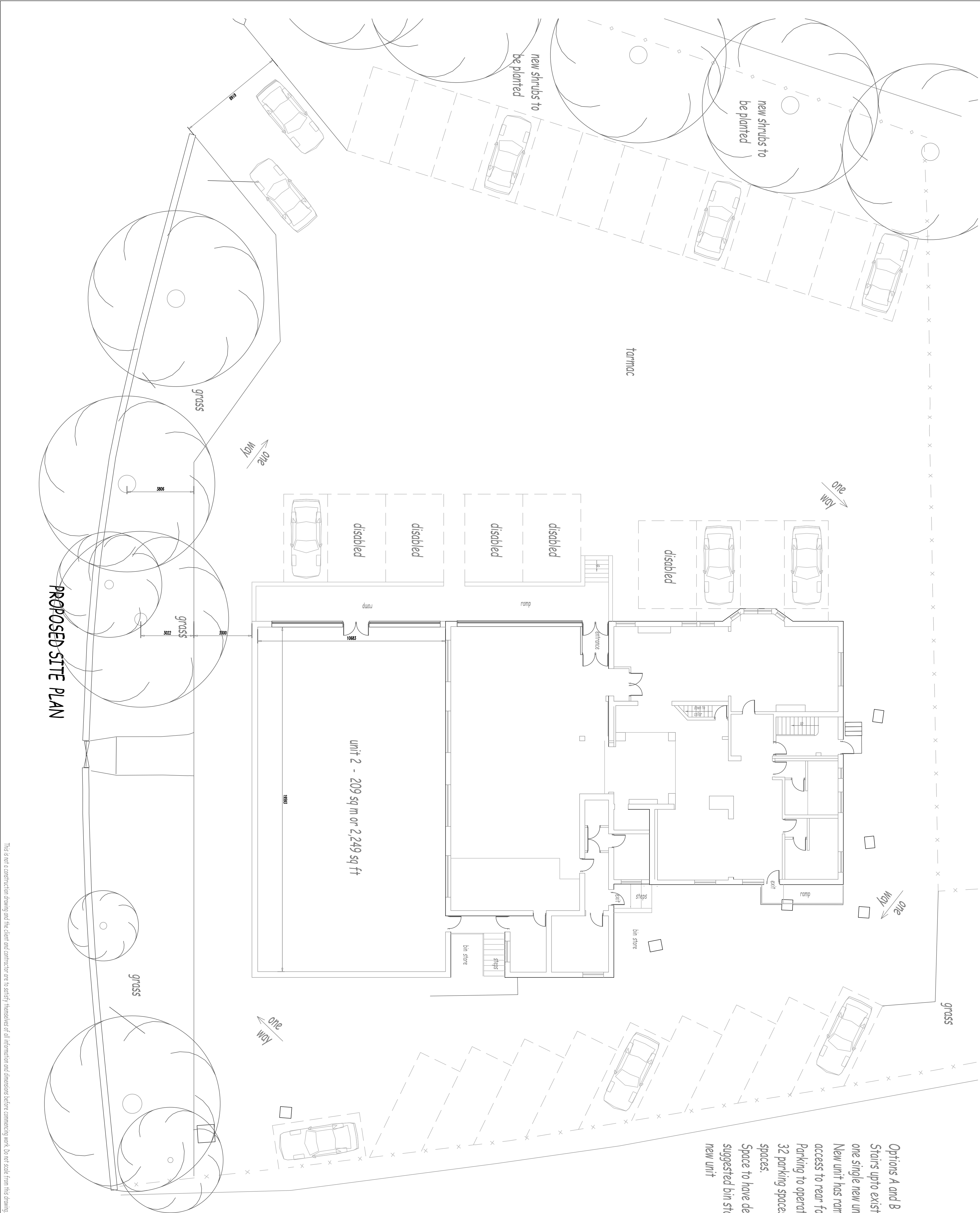


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Options A and B
Stairs upto existing club with ramp access also.
one single new unit of 2,249 sq ft.
New unit has ramp access to the front and stair access to rear for staff/delivery.
Parking to operate as a one way system,
32 parking spaces, with 5 of those being disabled spaces.
Space to have deliveries to the rear if required
suggested bin store areas at rear of the club and new unit



This drawing forms part of a planning application/building control application only and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.

JT design
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Client
LIBERTY PROIECTS

Job Title
**FORMER PENKETH & SANKET SOCIAL CLUB,
43 WARRINGTON ROAD, PENKETH,
WARRINGTON.
WA5 2BW**

Drawing Title
PROPOSED SITE PLAN

Scale	1:100 @ A1
Date	NOVEMBER 2015
Drawn By	AMV

Drawing Number	1141115
Rev	