



11 Sankey Street, Warrington, WA1 1XG

3 Storey Retail Premises

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 2,006 sq ft / 186.36 sq m |
| Rent | £25,000 per annum |
| Rates Payable | £10,128.75 per annum |
| Rateable Value | £18,250 |
| EPC Rating | Upon enquiry |

Key Points

- Prime Location
- Pedestrianised Frontage
- Corner Position
- Vehicular Loading to Rear
- Variety of Uses Suitable
- Whole Building
- Exclusive Storage on Uppers
- Situated Within Retail Core

Location

The property boasts a prominent corner position in the heart of the pedestrianised section of Warrington Town Centre.

Directly opposite the property is a passageway that leads into Golden Square, the main retail area.

Immediately to the rear is Barbauld Street, which allows vehicular access direct to the property.

Description

We are delighted to offer for rent this prominent Town Centre retail building.

Internally the property comprises a substantial ground floor retail area, with customer access to the front and loading access to the rear and wc facilities. The upper floors provide storage and kitchen facilities and are accessed via internal stairs.

The shop front is glazed and incorporates entrance doors, together with a partially glazed return to the side, including security shutters.

The property would suit a variety of retail based trades in this busy pedestrianised location.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | Availability |
|--------------|--------------|--------------|
| Ground | 1,223 | Available |
| 1st | 673 | Available |
| 2nd | 110 | Available |
| Total | 2,006 | |

Services

All main services are connected.

Rates

Rateable Value: £18,250

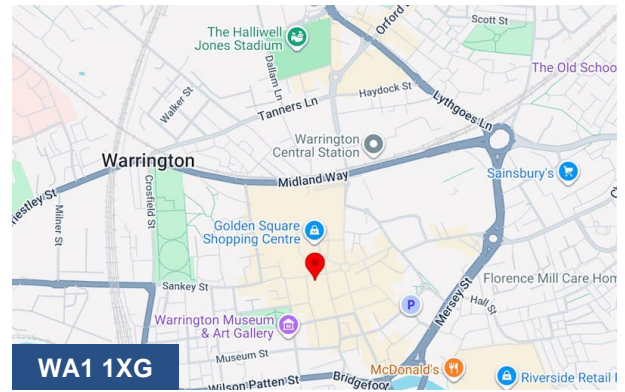
Rates Payable: £10128.75

Lease Terms

A new tenants full repairing and insuring lease is available for a minimum 3 year term.

Rent

£25,000 per annum.



Viewing & Further Information



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