



# to let

Large Retail Premises

186.3 m<sup>2</sup> (2,006 ft<sup>2</sup>)



11 Sankey Street  
Warrington  
WA1 1XG

- Excellent Town Centre Location
- Pedestrianised Frontage
- Corner Position
- Vehicular Loading Access to Rear

**MORGANWILLIAMS**.com

**01925 414909**

## 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.

Car parking is available within the 1,700 space, 3 level Golden Square multi-storey car park.

## 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.

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

## Accommodation

Net Internal Area

Ground	113.6 m <sup>2</sup>	1,223 ft <sup>2</sup>
First	62.5 m <sup>2</sup>	673 ft <sup>2</sup>
Second	10.2 m <sup>2</sup>	110 ft <sup>2</sup>
<b>Total</b>	<b>186.3 m<sup>2</sup></b>	<b>2,006 ft<sup>2</sup></b>

## Services

All main services are connected.

## Rates

Rateable Value: £21,250.

Payable 2021/22: £10,603.

## Lease Terms

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

## Rental

£25,000 per annum.

## VAT

The above rental is quoted exclusive of VAT, should it be applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

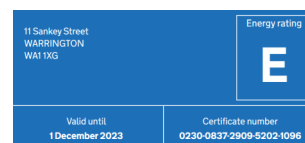
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**  
**EPC Score Band E**



## E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.