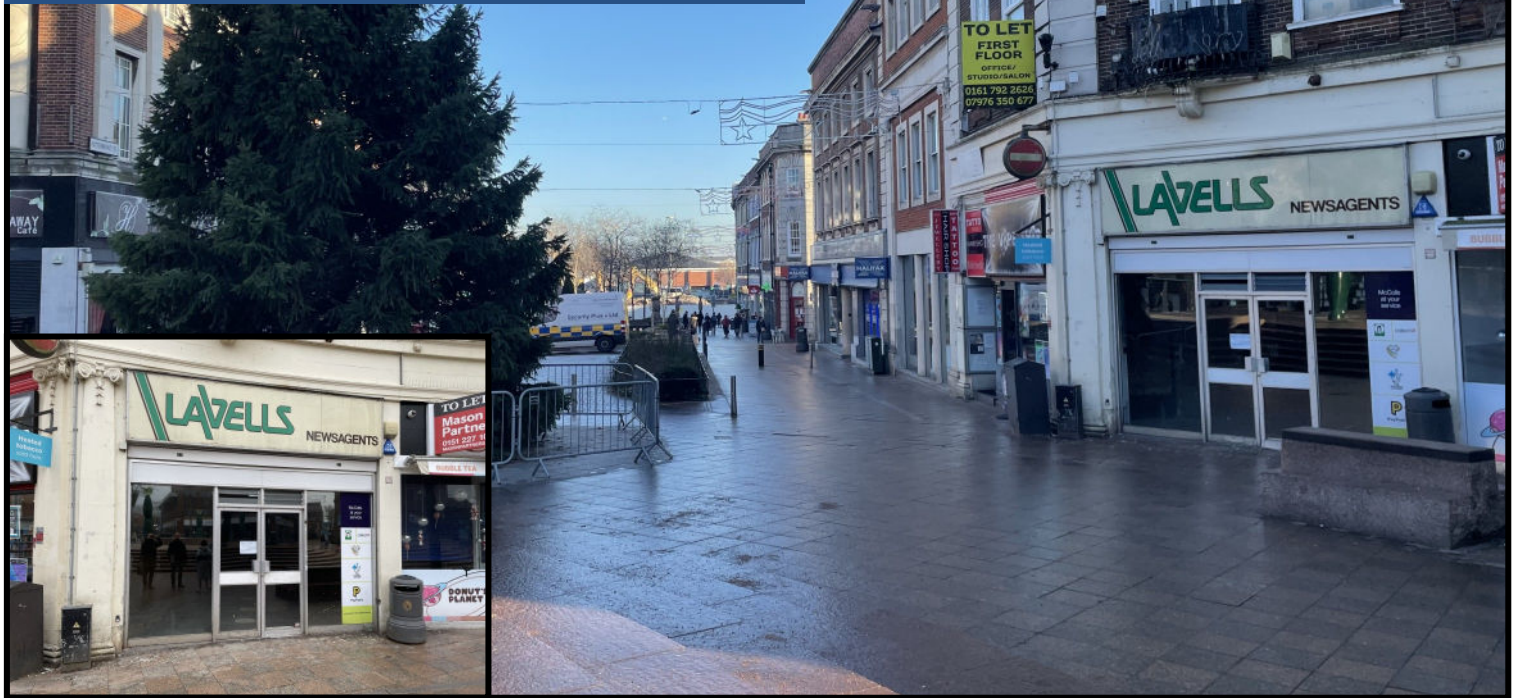


to let

Retail

85.7 m² (922 ft²)



**** REDUCED PRICE ****

5A Market Gate
Warrington
WA1 2LJ

- Prominent, Central Location in Warrington Town Centre
- Suitable for a Variety of Trades
- Close to Golden Square Shopping Centre and Time Square

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent position in the heart of Warrington Town Centre on Market Gate.

Market Gate is centrally located, opposite the entrance to the Golden Square Shopping Centre and close to the new Time Square Development occupiers of which includes Warrington Market, Cineworld Cinema, The Botanist, Parlour Bar & Eatery and Costello's Bar.

Market Gate is also where four of the main high streets of the town centre meet; Bridge Street, Buttermarket Street, Horsemarket Street and Sankey Street.

Description

The property comprises a retail unit with an open ground floor sales area, with a kitchen and storage to the rear and staircase to the basement.

The basement provides an additional storage or sales area and a WC.

The property was formerly a convenience store, however the unit would be suitable for a variety of trades.

Accommodation

Net Internal Area

Ground	47.5 m ²	511 ft ²
Basement	38.2 m ²	411 ft ²
Total	85.7 m²	922 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Current Rateable Value: £12,750.
Non-Small Business Rates Payable 2022/23: £6,362.25.
Rateable Value from April 2023: £9,700

We understand that the property will be eligible for full rate relief from April 2023.

Enquiries should be made through Warrington Borough Council to confirm eligibility.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a negotiable term (minimum 3 years).

Rental

£23,000 per annum.

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.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C—75



E&OE

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