

# to let

Period Office Building With Character  
133.2 m<sup>2</sup> (1,434 ft<sup>2</sup>) plus Basement



11 Palmyra Square South  
Warrington  
WA1 1BL

- Located in Cultural Quarter
- Overlooking Queens Gardens
- Suitable for Various Uses
- Potential for Retail/Salon
- Currently Zero Rates for Small Businesses

MORGANWILLIAMS.com

**01925 414909**

## Location

Palmyra Square is within the Cultural Quarter of Warrington Town Centre, which combines leisure, theatre, food and drink, office and residential uses.

To the front of the property is Queens Gardens, a landscaped Victorian Square for public use and occasional open air markets and events.

This area has undergone significant recent change and the nearby Treasury Building has been tastefully renovated to provide upmarket bars and restaurants, this together with the Springfield Street road improvements has enhanced the general area making it a popular destination for socialising.

## Description

A 3-storey with basement period office property, which combines a large attractive open-plan ground floor front room, together with cellular office rooms throughout the building. WC and kitchen facilities are provided.

The property is available immediately on a new Lease direct from the Landlord on terms to be agreed. The property has been in long term use as a bridal wear venue and would particularly suit office users with an element of retail or salon/beauty uses or food and drink, subject to planning.

To the rear is an enclosed patio area that has a pleasant southerly aspect.

Off site parking for up to 4 cars is available for additional costs.

## Accommodation

Net Internal Area

Ground Floor	56.6 m <sup>2</sup>	609 ft <sup>2</sup>
First Floor	61.0 m <sup>2</sup>	657 ft <sup>2</sup>
Second Floor	15.6 m <sup>2</sup>	168 ft <sup>2</sup>
<b>Total NIA</b>	<b>133.2 m<sup>2</sup></b>	<b>1,434 ft<sup>2</sup></b>
Basement Storage:	42.7 m <sup>2</sup>	460 ft <sup>2</sup>

## Services

All mains services are available.

## Rates

Rateable Value: £11,000.

Current Small Business Payable: Zero.

Small Business Payable 2022/23: £5,489.

## Lease Terms

The property is available on a tenants full repairing and insuring basis for a 3 or 5 year term, incorporating periodic upward only rent reviews.

## Rental

£17,000 per annum plus VAT.

## VAT

We are advised that VAT is applicable to the above rental.

## 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)

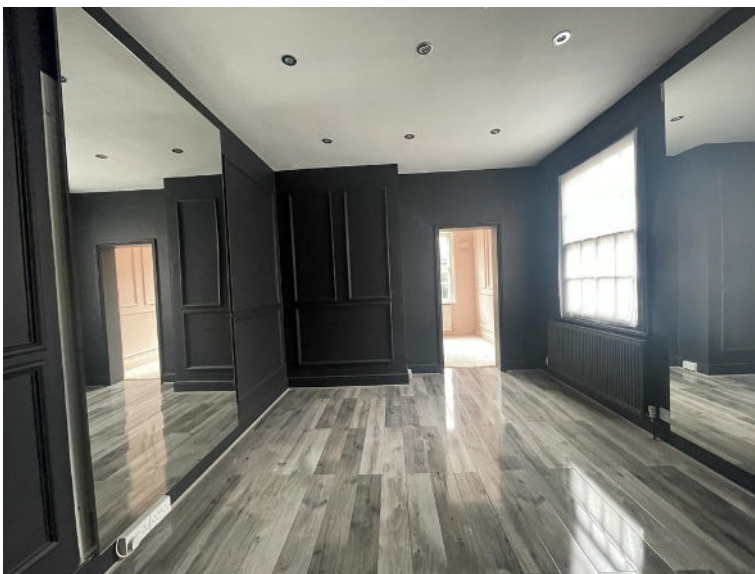
**SUBJECT TO CONTRACT**

**EPC—E-104**



## E&OE

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2. All rentals and prices are quoted exclusive and may be subject to VAT.



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