

Unit 1 Dolmans Lane 3-4 Time Square Warrington WA1 2NT

- Prominent Corner Position
- Close to New Cinema Complex
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MORGANWILLIAMS.com

01925 414909



01925 213987





Location

The property is situated in a prominent Town Centre location close to Market Gate where pedestrian flow is high.

Market Gate links the four main Town Centre streets and the 'Old Fish Market' square, where several restaurants and coffee shops are situated around two entrances into Golden Square Shopping Precinct.

Neighbouring occupiers include McDonalds, HSBC, Barclays Bank and William Hill. Dolmans Lane directly to the new Time Square Cinema and restaurant complex.

Rates

Rateable Value: £24,750. Business Rates Payable 2022/23: £12,350.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Lease Terms

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

Description

We are delighted to offer for rent a ground floor prominently positioned corner retail property located in

Rental & Service Charge

£30,000 per annum plus VAT plus Service Charge (currently £4,781.73 per annum plus VAT).

Accommodation

Net Internal Area

Services

Total 134 m² 1,446	otal	1,446 ft ²
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Mains electricity, water and drainage are connected.

VAT

We understand the above rentals and service charge are subject to VAT at the prevailing rate.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909 or Read Property Associates, 01925 213987.

Rob Batesrbates@morgan@morganwilliams.comJordan FreaneyJordan@readproperty.info

For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT EPC Score Band B



E&OE

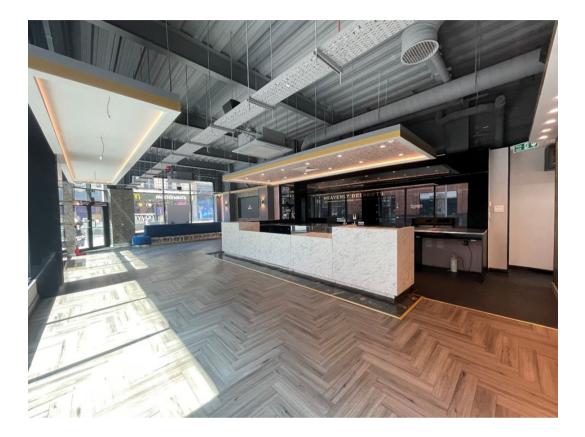
. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.

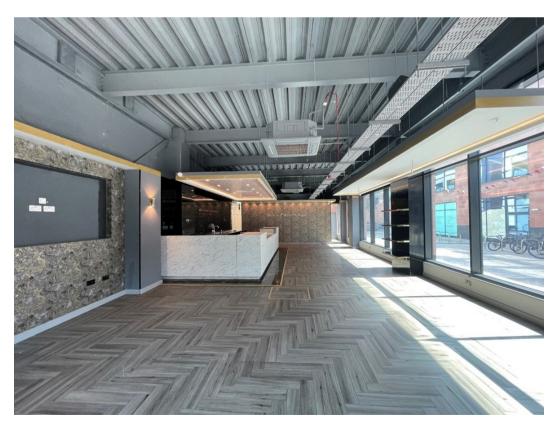
2. All rentals and prices are quoted exclusive and may be subject to VAT.

08/06/2023–Dolmans Lane 1 Time Square Warrington RB









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