

# to let

Retail Unit with Upper Floors

95.7 m<sup>2</sup> (1,030 ft<sup>2</sup>) Total



57 Sankey Street  
Warrington  
WA1 1SL

- Town Centre Location
- Whole Building
- To be Refurbished
- Easy Access by Car or on Foot
- Perfect for Hair, Beauty, Barbers etc

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is positioned on Sankey Street within Warrington Town Centre, where the majority of surrounding occupiers are retail and commercial.

It is conveniently located just a short walk from all the Town Centre amenities.

The property is also centrally located between the Towns two railway stations, Bank Quay and Central. The modern bus station is also within 5 minutes walk.

## Description

We are pleased to offer for rent a 3 storey retail property.

The building is very prominent, due to it having an extended frontage to the right hand side, along this busy and popular retail stretch of the Town Centre.

Parking is abundant, with on-street parking and the Golden Square multi-storey directly opposite.

Internally the property comprises a largely open plan ground floor area, together with upper floor storage and wc facilities.

The property is being lightly refurbished by the Landlord and will be ideally suited to salon based businesses.

## Accommodation

Net Internal Area

Ground	59.1 m <sup>2</sup>	636.2 ft <sup>2</sup>
First	22.9 m <sup>2</sup>	246.5 ft <sup>2</sup>
Second	13.7 m <sup>2</sup>	147.5 ft <sup>2</sup>
<b>Total</b>	<b>95.7 m<sup>2</sup></b>	<b>1,030.2 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £9,700

Non-Small Business Rates Payable 2024/25: £4,840.

Small Business Payable: Nil.

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 term of 3 years.

## Rental

£15,000 per annum exclusive.

## VAT

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

## Contact

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

Rob Bates                      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 - Available on Request**

### 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.