



4 Market Gate, Warrington, WA1 2LJ

Prime Retail/Food Unit

Summary

Tenure	To Let
Available Size	1,082 sq ft / 100.52 sq m
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Best Location in Town
- 24 Hour 7 days a Week Trading
- Perfect for Food/Restaurant Use
- Zero Rates for Small Business
- Extraction System Included

Description

We are delighted to bring to the rental market a rarely available food/restaurant unit, that benefits from a 24 hour 7 days a week trading Licence.

This valuable Leasehold interest is available for a one off premium of just £20,000 and this includes a fully operational extraction system.

The property comprises a lovely open plan front sales area with welcoming glazed shop frontage, that is ready for fitting out. The rear ground floor provides a cooking area and the extraction system. There is also useful rear access where vehicular loading and unloading and deliveries can be operated from.

There is also a full height good quality basement storage area, that provides staff amenity and kitchen and wc facilities.

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, Warrington Market and Cineworld Cinema.

Market Gate is also where the 4 main high streets of the Town centre meet; Bridge Street, Buttermarket Street, Horsemarket Street and Sankey Street, making it the busiest thoroughfare in Town.

Services

All mains services are connected.

A double fanned extraction hood is already in situ.

Lease Terms

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

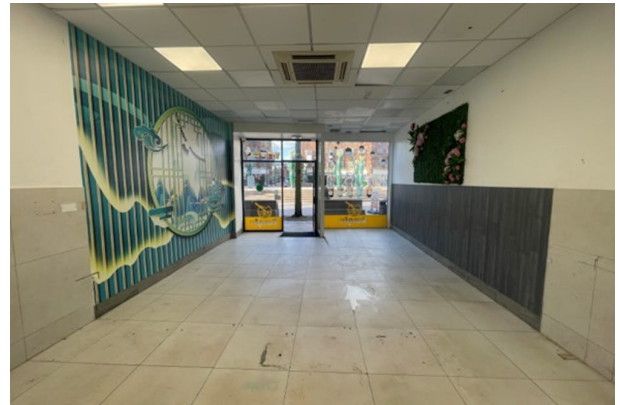
The Lease will be direct from the Landlord and will include periodic upward only rent reviews.

Rental

£25,000 per annum plus VAT.

Premium

A one off premium of £20,000 (no VAT) is required ingoing, in order to secure this prime positioned valuable leasehold interest.



Viewing & Further Information



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