



Land at Stanley Street, Warrington, WA1 1EZ

Open Storage Land

Summary

Tenure	To Let
Available Size	6,000 sq ft / 557.42 sq m
Rent	£35,000 per annum
Business Rates	Upon Enquiry
BER Rating	BER exempt - No building present

Key Points

- Highly Visible Town Centre Location
- Ideal for Parking or Open Storage
- High Volumes of Slow Passing Traffic
- Fenced & Gated
- Rarely Available Yard Space
- Outstanding Advertising Potential
- Opposite Go Outdoors and Civils & Lintels
- 25 Metre Frontage

Location

The property has a 25 metre frontage along Wilson Patten Street, just around the corner from Bridgefoot, which is the main convergence of arterial routes into Warrington. Wilson Patten Street also connects with the A57 Sankey Way and Bank Quay railway station.

The site also benefits from a town centre location, with all its amenities.

Situated directly opposite the property and Civils & Lintels builder's yard and Go Outdoors, both of which are notable national retail based occupiers.

Wilson Patten Street itself carries high volumes of passing traffic, most of it slow paced, meaning the site provides tremendous advertising potential.

Description

We are delighted to offer for rent this prominently positioned parcel of open storage land, that is predominantly surfaced in compacted stone and is fenced and gated.

The site is currently used for crane storage and should be suitable for similar uses and is available from January 2025.

The site benefits from a 25 metre to Wilson Patten Street and as such offers tremendous advertising potential.

Access is via gates at the rear of the site along Stanley Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Outdoor - Open Storage Land	6,000	557.42
Total	6,000	557.42

Lease Terms & Rental

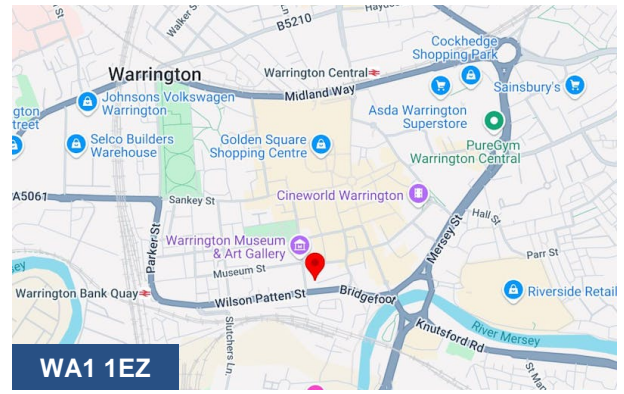
A new Lease direct from the Landlord is available for a flexible term in the sum of £35,000 per annum.

VAT

We are advised that VAT is not currently applicable to the property.

Legal Cost

Each party are to be responsible for their own legal costs incurred.



Viewing & Further Information



Rob Bates

01925 414909

rbates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/12/2024