



Unit 4, 4 Time Square, Warrington, WA1 2NT

Ground Floor Retail Unit To Let

Summary

Tenure	To Let
Available Size	3,700 sq ft / 343.74 sq m
Business Rates	Not yet rated
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Immediately facing the new Market Hall
- Suitable for multiple uses, subject to the relevant planning permission
- Accommodation - Circa 3,700 sqft
- Popular commercial, leisure and hospitality location
- High volume of pedestrian footfall

Location

The property boasts a fantastic day and night trading position, opposite the new market hall alongside the Botanist and Cineworld.

The unit enjoys direct frontage to the new market and Bank Street which makes this ideal for a retail, food or leisure opportunity.

The frontage is pedestrianised and is within close proximity to Warrington's two modern multi-storey car parks and the golden square shopping centre.

Description

We are delighted to offer for rent a superb ground floor retail unit, this was previously occupied by Parlour bar and eatery and is available immediately with full vacant possession.

It would ideally suit to food and drink, retail or leisure operators in this position which benefits from pedestrian flow during both the day and night.

Internally the fit out is of a modern style and good quality and ready for furnishing and immediate trade.

A new lease is available direct from the landlord for this exciting business opportunity.

Lease Terms

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

Rental

POA

Services

Mains electricity, water and drainage are connected

Legal Costs

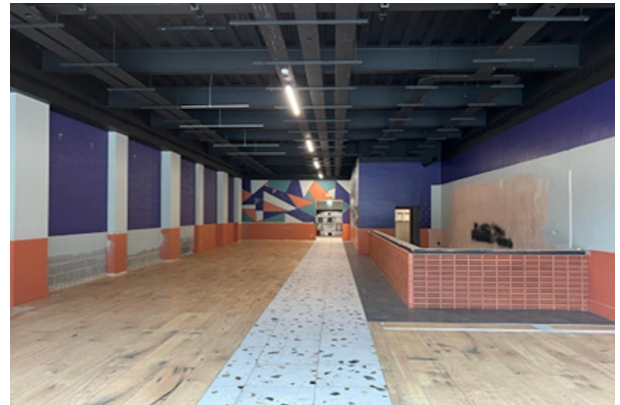
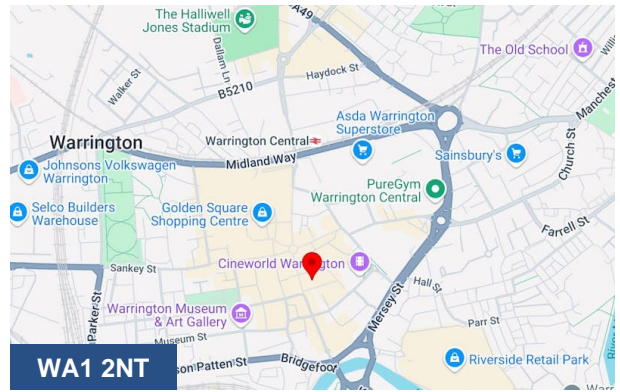
Each party to be responsible for their own costs incurred in this transaction

Rates

Rateable Value: Not yet rated

VAT

VAT will be applicable to the rent.



Viewing & Further Information



Alex Perry

01925 414909

aperry@morganwilliams.com



Ian Scott

01925 414909

iscott@morganwilliams.com

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