



27 Church Street, Warrington, WA1 2SS

Restaurant/Bar Premises

Summary

Tenure	To Let
Available Size	1,895 sq ft / 176.05 sq m
Rent	£24,000 per annum
Rates Payable	£7,631.25 per annum
Rateable Value	£13,750
EPC Rating	Upon enquiry

Key Points

- Fully Licensed Premises
- Extensive Living Accommodation
- Extraction System Included
- Excellent Location
- Unique Opportunity
- Suitable for a Variety of Uses

Location

The property is prominently situated at the roundabout junction of the A49, Buttermarket Street and Church Street.

It is situated on the fringe of the Town Centre and convenient parking is available directly opposite, on Buttermarket Street, and the close by Sainsburys, which is just 3 minutes walk.

Description

We are delighted to bring to the rental market a rarely available bar/restaurant unit, which benefits from a full late trading license.

The property benefits from being arranged across the entire first and second floors on the terrace row, which is shared with The Tavern sports bar and the Eagle & Spaceman gastropub.

The first floor comprises of a primary bar area, which welcomes guests upon arrival, a side kitchen for cleaning and food stores, adjacent to the staircase up to the venue is the main kitchen which is fitted with a full extraction system. Included is a large dining area which is able to house upwards of 30 guests seating and or standing.

The second floor provides excellent living accommodation, with kitchen and washing facilities included. This would benefit vastly from a tenant/occupier due to the ease of access to and from the flat and restaurant.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - First Floor Restaurant	1,119.45	104
1st - Kitchen	279.86	26
1st - First Floor Kitchen	86.11	8
1st - Internal Storage	37.67	3.50
1st - First Floor Toilets	226.04	21
2nd - Second Floor Internal Storage	150.69	14
Total	1,899.82	176.50

Premium

A one off premium fee of £10,000 is required to secure the new lease, business opportunity and use of the flat above.

Rental

£24,000 per annum.

Lease Term

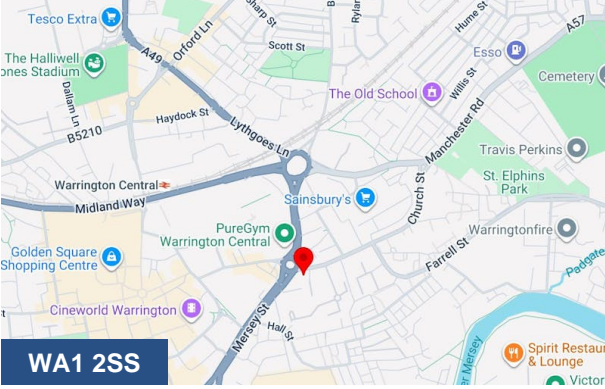
A new long term lease is available direct from the Landlord, for a minimum 3 year term, on a tenant's effectively full repairing basis and including periodic upward only rent reviews.

Services


Mains electricity, gas, water and drainage are connected

VAT

We are advised that VAT is not applicable to the above premium and rental.



Viewing & Further Information



Alex Perry

01925 414909

aperry@morganwilliams.com

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