

**84-86 Mersey Street, Warrington, WA1 2BP**

Restaurant Premises

Summary

Tenure	To Let
Available Size	2,295 sq ft / 213.21 sq m
Rent	£30,000 per annum
Rates Payable	£6,685 per annum
Rateable Value	£17,500
EPC Rating	Upon enquiry

Key Points

- Fully Licensed Premises
- Extraction System Included
- Excellent Location
- Parking to Front
- Trade From Day 1
- Suitable for Owner Occupier
- Unique Opportunity
- £50K Premium for F&Fs

Location

The property is prominently situated fronting the main A49 Mersey Street, on the fringe of Warrington town centre.

The property is located around the corner from the new Time Square cinema complex and down the road from the new multistorey car park which contains 1,170 spaces.

Description

We are bringing to the rental market a rarely available restaurant unit, which benefits from a full late trading and hot food license.

The property holds a double front to the busy A49, holding brilliant prominence for passing traffic benefiting with parking immediately outside the restaurant. This plot is within a terrace row which is shared with, China Red, Barbarossa and Mersey Off License and The Black Gold Indian cuisine, the listed restaurant premises is the largest within the section.

Internally the ground floor holds a reception desk upon entry with a full bar which holds all the necessary licensing, leading to approximately 60 covers across the floor. Within the space there is a mix of 2 person to 10 person tables enabling all party sizes to dine as seen fit. Toward the rear of the property is the main kitchen with a full gas supply and extraction installed accompanied with a charcoal grill and fridge/freezers and internal stores.

On the first floor holds further internal stores with adequate space if seen fit to enable for an owner occupier to reside above the restaurant as there is suitable space subject to conversion and planning as necessary.

A list of fixtures and fittings can be provided upon request.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,262	Available
1st - Storage	1,033	Available
Total	2,295	

Rental

£30,000 per annum.

Premium

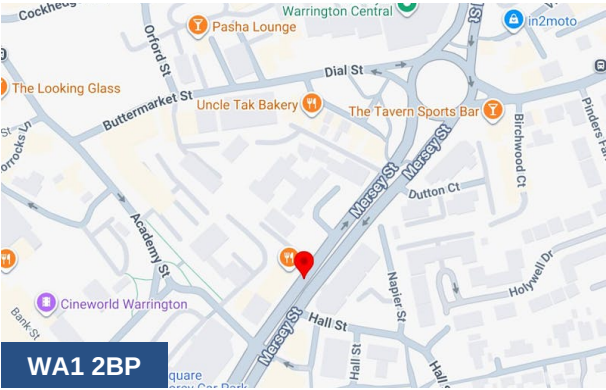
A one off premium of £50,000 is required to secure the new lease, business opportunity, fixtures and fittings and the use of the upper residential floor.

Lease Term

A new long term lease is available direct from the Landlord, for a minimum of 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.



Viewing & Further Information



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