

VACANT AND TO LET

UNIT 8 RIVERSIDE RETAIL PARK, WARRINGTON WA1 2GZ

**Mason
Partners**



Location

Riverside Retail Park is located on the edge of Warrington town centre at the Junction of the A5061 and the A49 dual carriageways.

Description

Riverside Retail Park is a purpose built single storey retail warehouse park with a large free car park and rear servicing area. The unit is of a steel portal frame construction.

Retailers on the park include Homebase, Sports Direct, Home Bargains, Next, B&M Bargains, Pets At Home, SCS and Wren Kitchens amongst others.

Accommodation

GIA	7,094 sq ft	(649 sq m)
Mezzanine	2,100 sq ft	(195 sq m)

Planning

It is understood the premises benefit from an open A1 (non food) retail planning consent.

Lease

The property is held by way of an effective full repairing and insuring lease expiring on 14th September 2021 subject to 5 yearly upward only rent reviews.

Availability

The remainder of our client's leasehold interest is available on terms to be agreed.

Rent

The current passing rent is £120,377 pax (£17.00 psf)

Rates

Rateable Value (2017 List) £105,000

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

EPC

The property has an EPC Rating of B (47). A certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

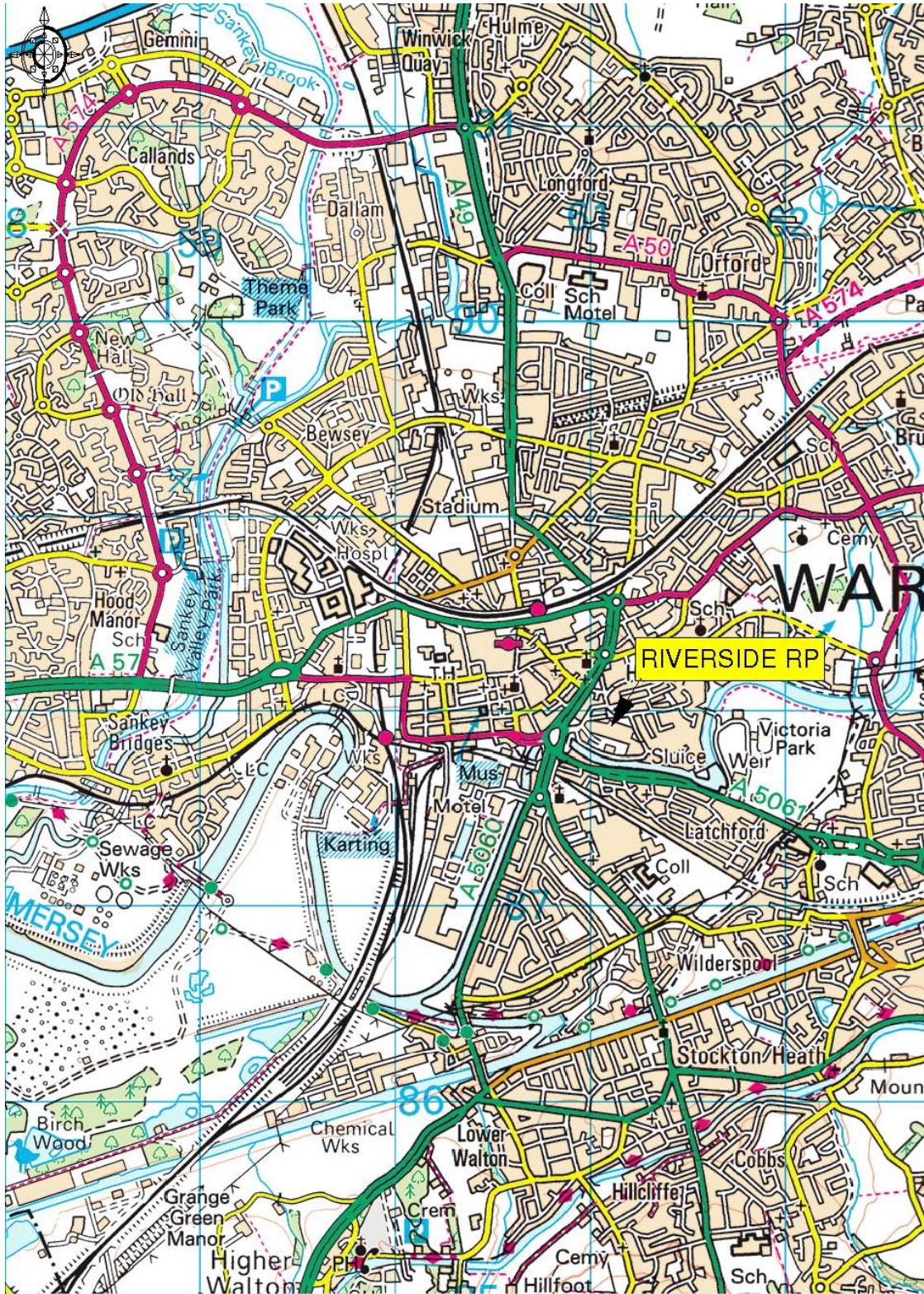
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