

to let

Town Centre A2 Retail Unit

130.3 m² (1,401 ft²)



58 Sankey Street
Warrington
Cheshire
WA1 1SB

- Fantastic Town Centre Location
- A1 Retail & A2 Office Permitted
- Double Entrance Shop Front
- Attractive Period Building

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated just off the pedestrianised section of Sankey Street opposite the main entrance to the Golden Square in a popular retail pitch within Warrington Town Centre.

Surrounding retailers include; estate agents, letting agents, hairdressers and recruitment consultants.

Description

A three storey with basement mid terrace retail property that has been operating as an established estate agency for a considerable time.

The property benefits from an A2 Retail consent which means that it can be legitimately used as an estate agents, letting agents, financial institution or for general retail purposes.

Located on Sankey Street, the premises are suitable for a variety of uses on a busy road close to the Golden Square Shopping Centre.

The property is arranged over three floors together with basement storage and the ground floor comprises a large open plan retail sales area with dual front access to either side of the glazed shop front.

A new Lease is available and Edwards Grounds are relocating in August 2018.

Accommodation

Net Internal Area

Ground Floor Sales	48.8 m ²	525 ft ²
First Floor Offices	43.0 m ²	463 ft ²
Second Floor Offices	38.5 m ²	413 ft ²
Total:	130.3 m²	1,401 ft²

Basement Storage.

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £17,250.
Payable 2018/19: £8,038.50.

Lease Terms

The property is available for a 3, 5 or 10 year term incorporating 3 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

Rental

£18,000 per annum exclusive of VAT.

Legal Costs

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

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.