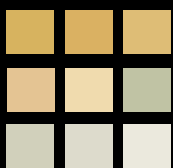# Sankey Street, Warrington, WA1 1XG

Large Retail Unit in Prime Town Centre Location
The Property can be Let as a Whole or in Part

Location
The property occupies an extremely prominent location with an extensive frontage onto Sankey Street. The property is opposite Golden Square Shopping Centre, retailers include BHS and Debenhams and M&S. There are various bus routes which run a regular service nearby the property and Warrington Central Station and Warrington Bank Quay train station are within a 10 minute walk.

Accommodation
The property benefits from bright open plan areas. There is separate escalator access to the sales area at lower ground floor. There is a prominent corner entrance to the upper floor with escalator, lift and stair access to the substantial first floor area which is well fitted and suitable for a variety of uses. The premises are serviced from the rear off Egypt Street.

Second Floor	22,000 sq ft
First Floor Sales	14,000 sq ft
First Floor Ancillary	14,000 sq ft
Ground Floor	11,055 sq ft
Lower Ground Floor	12,278 sq ft
Total:	**73,333 sq ft**

Use
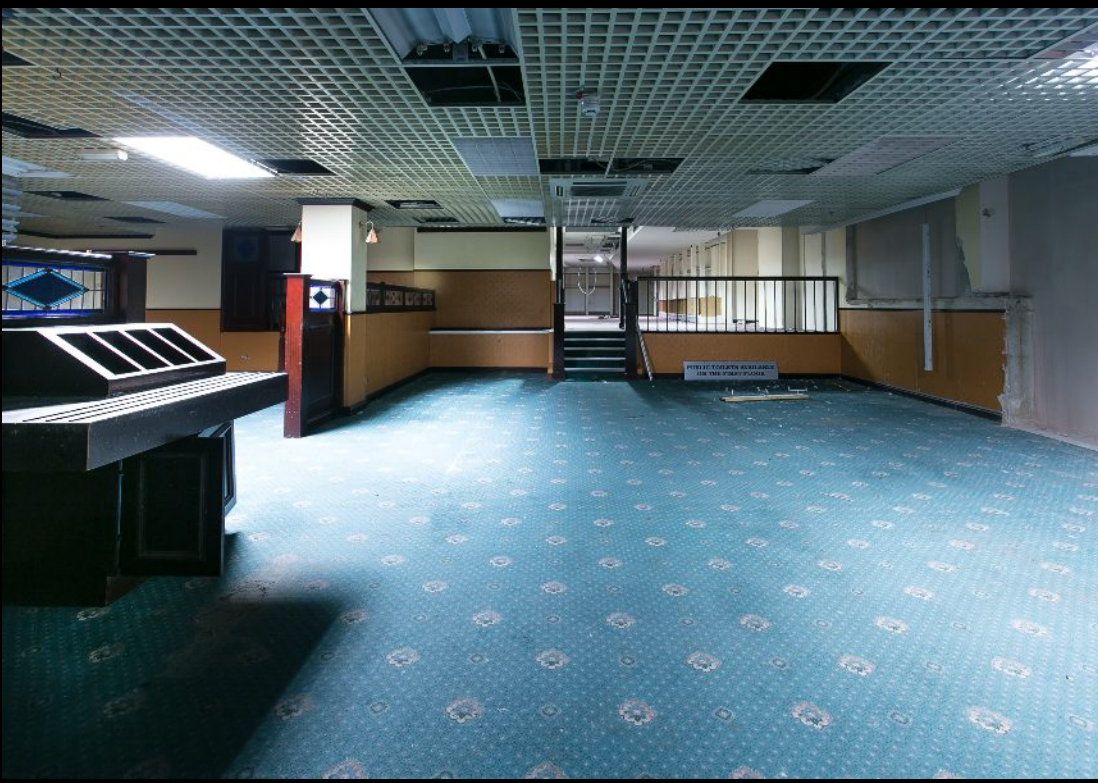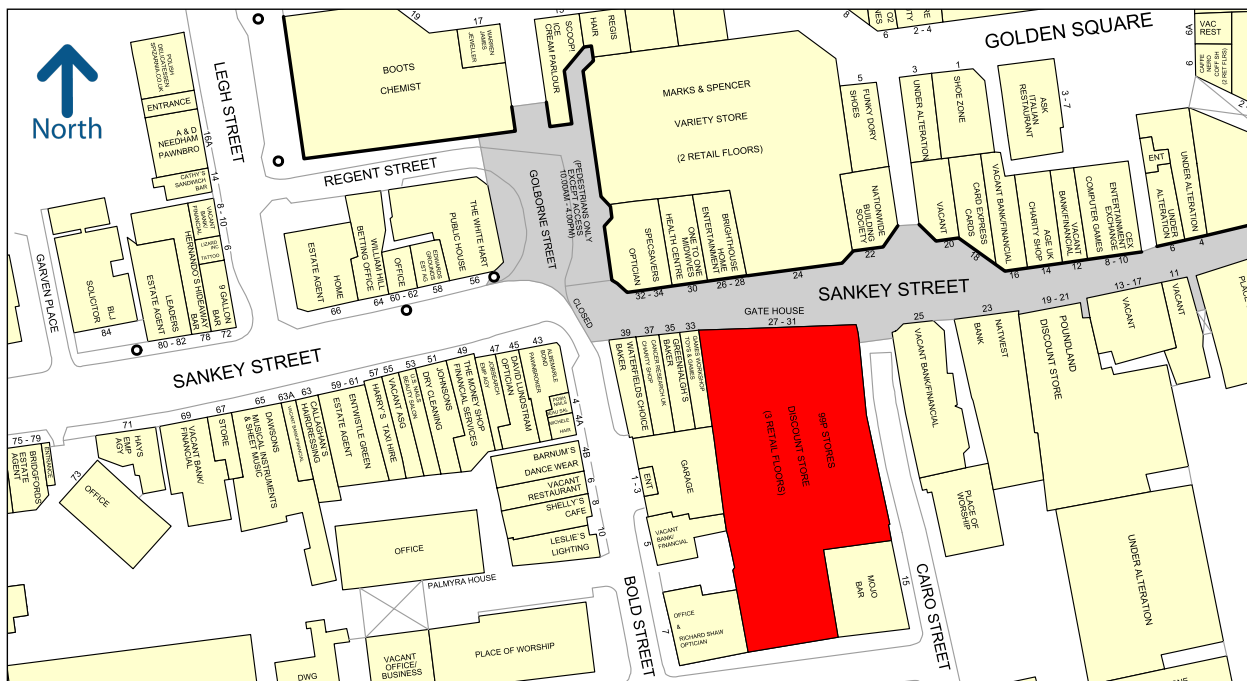The property has A1 Retail Use. Other uses may be considered subject to planning.

Lease
A new lease on the whole or can be offered in part for a term by arrangement.

Rents and Rates
Upon application.

GOLDEN SQUARE

LEGH STREET

REGENT STREET

GOLBORNE STREET

SANKEY STREET

BOLD STREET

CAIRO STREET

GARVEN PLACE

North

BOOTS
CHEMIST

MARKS & SPENCER
VARIETY STORE
(2 RETAIL FLOORS)

99P STORES
DISCOUNT STORE
(3 RETAIL FLOORS)

50 metres

Experian Goad Plan Created: 22/12/2015
Created By: John D Wood

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