

UNIT 10 RIVERSIDE RETAIL PARK
WARRINGTON WA1 2GZ

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	11,137 sq ft	(1,035 sq m)
Mezzanine	5,500 sq ft	(511 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 20th 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 £188,700 pax (£17.00 psf).



RATES

Rateable Value (2017 draft)	£172,000
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EPC

The property has an EPC rating of B34. A copy of the Energy Performance Certificate is available upon request.

VIEWING

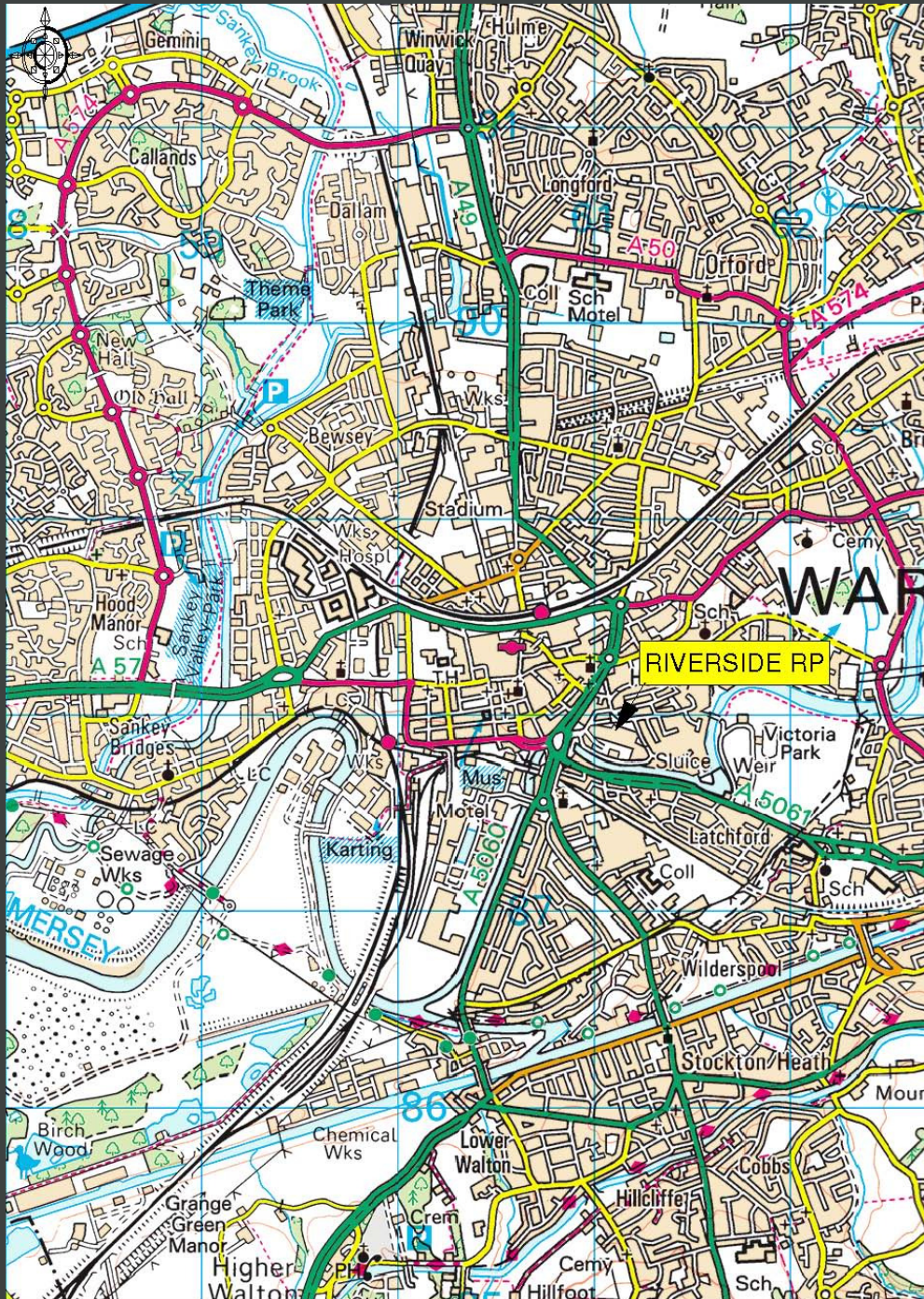
Please note the staff are unaware of the availability of the property so please contact this office for further information or to arrange any inspections.

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November 2016



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