

To Let



Warrington

Unit 4/5, 26/28 Sankey Street, Golden Square Shopping Centre

Ground Floor: 1,381 sq ft (128.30 sq m)

Rent on Application

Location & Description:

- Warrington sits astride the country's major north-south and east-west arterial routes of the M6, M56 and M62 motorways, in the affluent region of Cheshire. The Golden Square shopping centre sits in the heart of the town comprises of 675,000 sq ft of retail and leisure, totalling more than 140 shops, restaurants and cafes. Warrington bus station links directly into the centre via the lower ground floor providing easy access for the visiting shoppers.
- Primark anchor the scheme occupying 56,000 sq ft. Other retailers include Superdrug, Iceland, JD Sports, Tescotti, New Look, H&M and many more.
- The external 'Old Fishmarket Square' allowing late night trade hosts a number of leisure occupiers including Nando's, Ask Italian, Dorado Lounge and Café Nero.

Demise:

Ground Floor 1,381 sq ft (128.30 sq m)
Ancillary 871 sq ft (80.92 sq m)

Rent:

Available upon request.

Lease:

A new lease on terms to be agreed.
Short term lets will be considered.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £23,250.

Date Prepared:

August 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

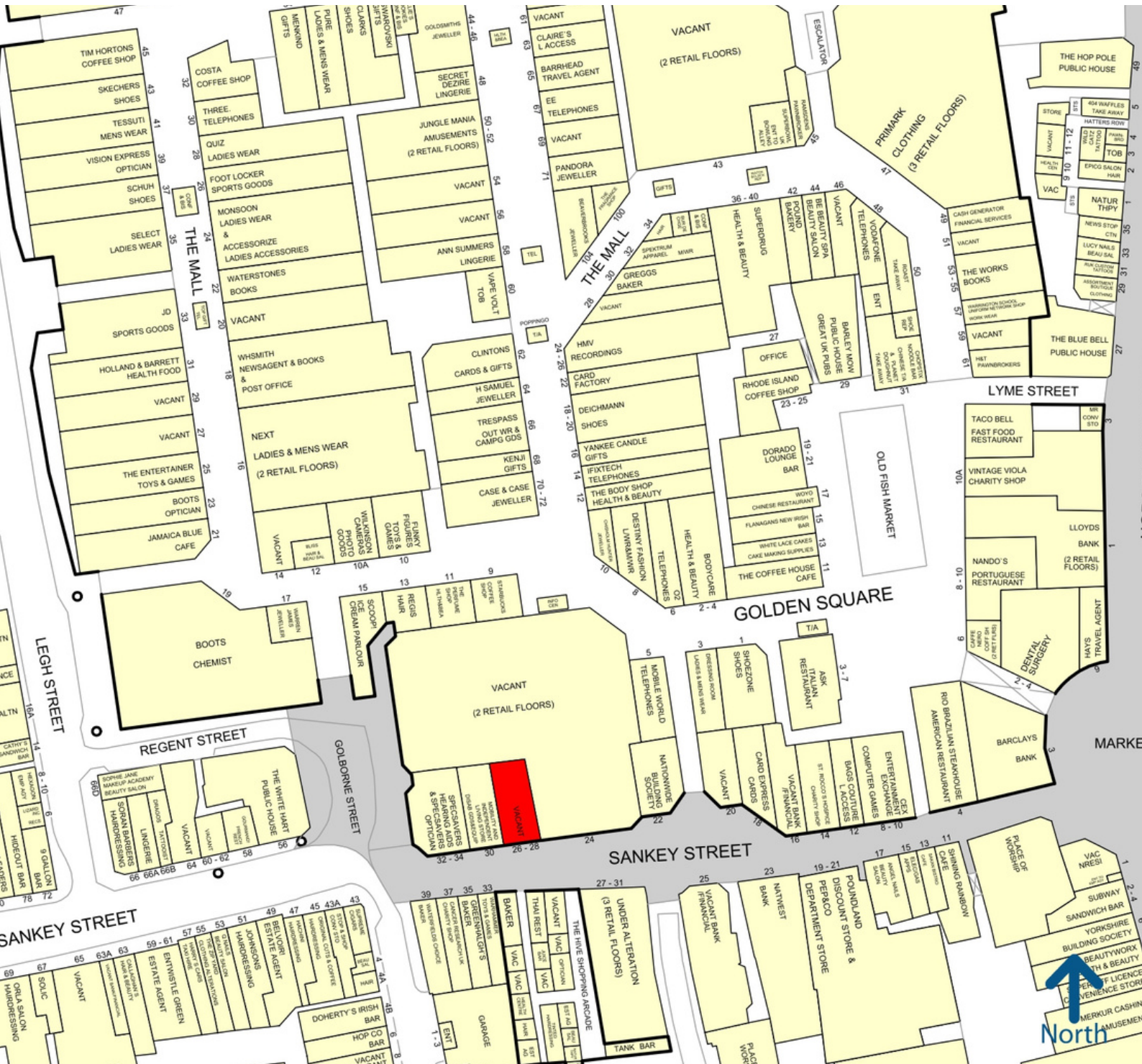
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