

HIGH STREET PROPERTY / CLASS A2

28-30 Buttermarket Street, Warrington WA1 2LE



Price: On application

Ground Floor Area

1,456 Sq ft / 135 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

Warrington is a large town in Cheshire, North West of England. It is approximately 20 miles (32 km) east of Liverpool, and 20 miles (32 km) west of Manchester. The town is well connected by road with M62 linking to both Manchester and Liverpool.

The subject property is located on the pedestrianised Buttermarket, linking to Market Gate and the town's dominant retail scheme of Golden Square Shopping Centre, with nearby tenants including Santander, Halifax, numerous other retailers and Wetherspoons.

The property also sits adjacent to the new Times Square development, comprising new Council offices, Cineworld cinema, indoor markets, The Alchemist and a 1,160 new car park.

Proposal:

Price upon application.

Accommodation:

The property comprises a large 3-story mid-terrace building of traditional brick construction, with frontage to Buttermarket. The Ground Floor has a hard frontage and the first and second floor comprise office accommodation which can be accessed via a separate entrance to the street.

Demise:	Sq Ft	Sq M
Ground Floor	1456	135
First Floor	455	42.27
Second Floor	862	80.1
Basement	696	64.7

Business Rates:

The premises currently has a rateable value of £32,750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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