

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E Unit 71 17 The Mall, Golden Square Shopping Centre, Warrington



Rent: On application
Ground Floor Area
1,230 Sq ft / 114 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Lamming Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.

Lunson Mitchenall

John Fowler Tel: 020 7478 4950

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Location:

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 and are neighboured by Wilko who occupy 25,000 sq ft. Other retailers include Superdrug, Iceland, JD Sports, Tessuti, 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:	Sq Ft	Sq M
Ground Floor	1,230	114.27
First Floor	536	49.80

Rent:

On Application

Tenure:

The property is available on new lease terms to be agreed. Short term lets will be considered.

Business Rates:

The premises currently has a rateable value of £42,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including

Service Charge:

The on-account service charge for the year 2021 stands at approximately £19,499.

FPC-

Energy Performance Asset Rating - Available on request

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:

October 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2021

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Warrington experian. RAMP LUSH HEALTH & BEAUTY VACANT ESCALATOR WILKO GAM VARIETY STORE (2 RETAIL FLOORS) BARRHEAD TRAVEL AGENT COSTA STATIONER COFFEE SHOP TELEPHONES Summod Sold VACANT VACANT (2 RETAIL FLOORS) QUIZ LADIES WEAR PANDORA JEWELLER FOOT LOCKER SPORTS GOODS EVANS LADIES WEAR MONSOON LADIES WEAR VACANT 莊 ACCESSORIZE LADIES ACCESSORIES ANN SUMMERS LINGERIE WATERSTONES VACANT BOOKS ENT .ID PUBLIC HOUSE VACANT BARLEY MOW RIGH SHOR WHSMITH NEWSAGENT & BOOKS HMV RECOF CLINTONS OFFICE BARRETT TH FOOD CARDS & GIFTS RHODE ISLAND H SAMUEL & POST OFFICE SCOTTS ENS WEAR JEWELLER DEICHMANN TRESPASS NPING GOODS VACANT MENKIND GIFTS LADIES & MENS WEAR OLD FISH MARKET KENJ VACANT RESTAURANT NTERTAINER BAF (2 RETAIL FLOORS) DYS & GAMES BOOTS OPTICIAN BUILD-A-BEAR TOYS & GAMES HEALTH & BEAUTY VACANT GOLDEN SQUARE JAMES JEWELLE BOOTS CHEMIST MOBILE WORLD TELEPHONES L/WR&M/WR ASK ITALIAN RESTAURANT VACANT (2 RETAIL FLOORS) GOLBORNE STREET SANKEY STREET GATE HOUSE BAN DEP Experian Goad Plan Created: 21/10/2021

50 metres

Created By: Barker Proudlove Ltd