

SHOPPING CENTRE PROPERTY / CLASS E

Unit 81 16 The Mall, Golden Square Shopping Centre, Warrington

**LET****Rent: On application****Ground Floor Area**

1,507 Sq ft / 140 Sq M

Viewing Strictly through the joint letting agents.**Barker Proudlove**

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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. 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 | 1,507 | 140.00 |

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 £32,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year is £17,935.36.

EPC:

Energy Performance Asset Rating - C

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

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