

SHOPPING CENTRE PROPERTY / CLASS E

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



Rent: On application
Ground Floor Area
1,199 Sq ft / 128 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk**Lunson Mitchenall**

John Fowler

Tel: 020 7478 4950

Email: JohnF@lunson-mitchenall.co.uk

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.

Accommodation:

The premises comprise the following approximate areas and dimensions-

Demise:	Sq Ft	Sq M
Ground Floor	1,381	128.30
Ancillary	871	80.92

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 £23,250. 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:

Available on Request

EPC:

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:

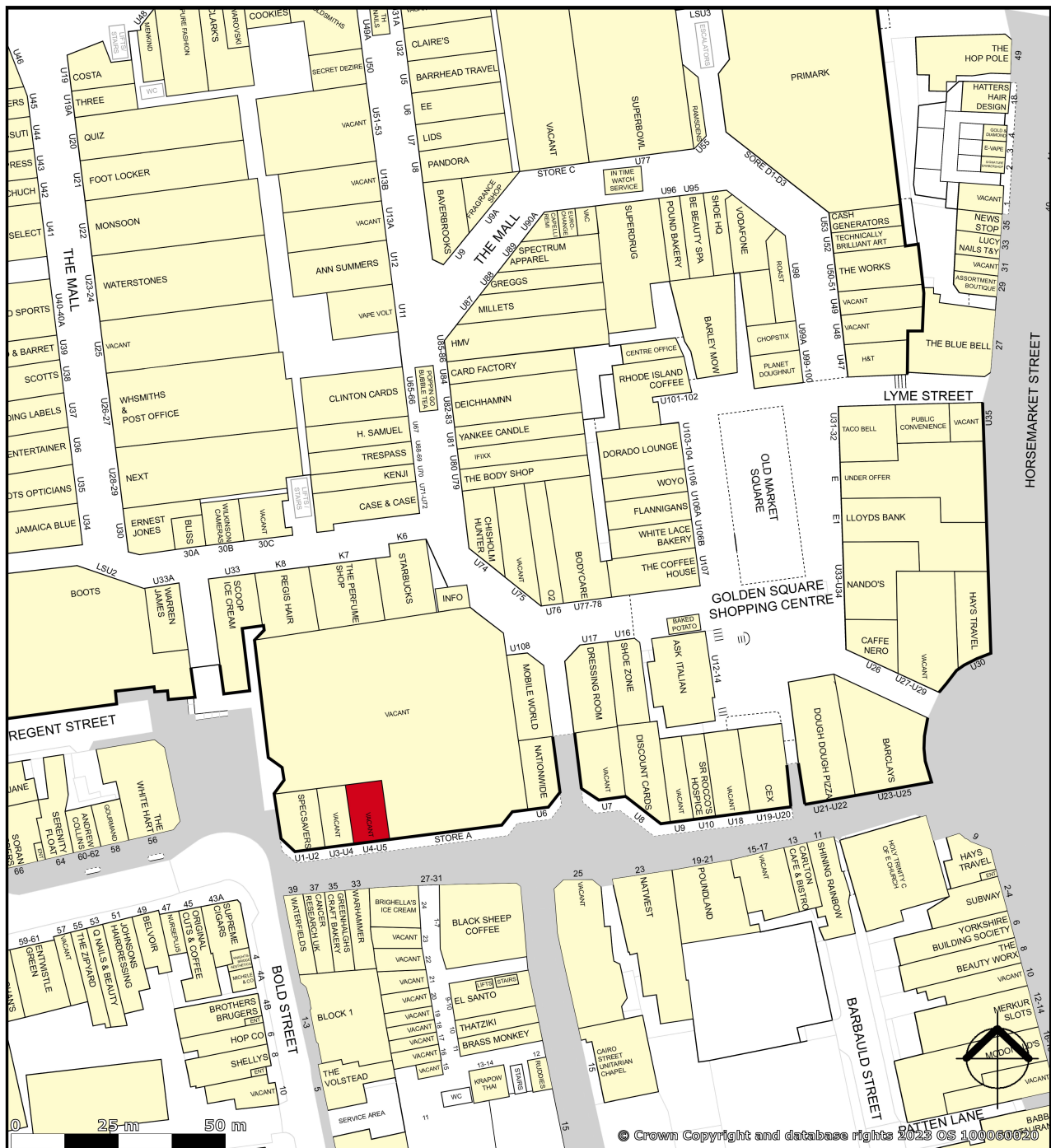
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

December 2023

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. December 2023

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



© Crown Copyright and database rights 2023 OS 100060620

created on **edozo**

Plotted Scale - 1:1,250