Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS E

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

TO LET

Rent: **On application**

Ground Floor Area

1,199 Sq ft / 128 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.

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

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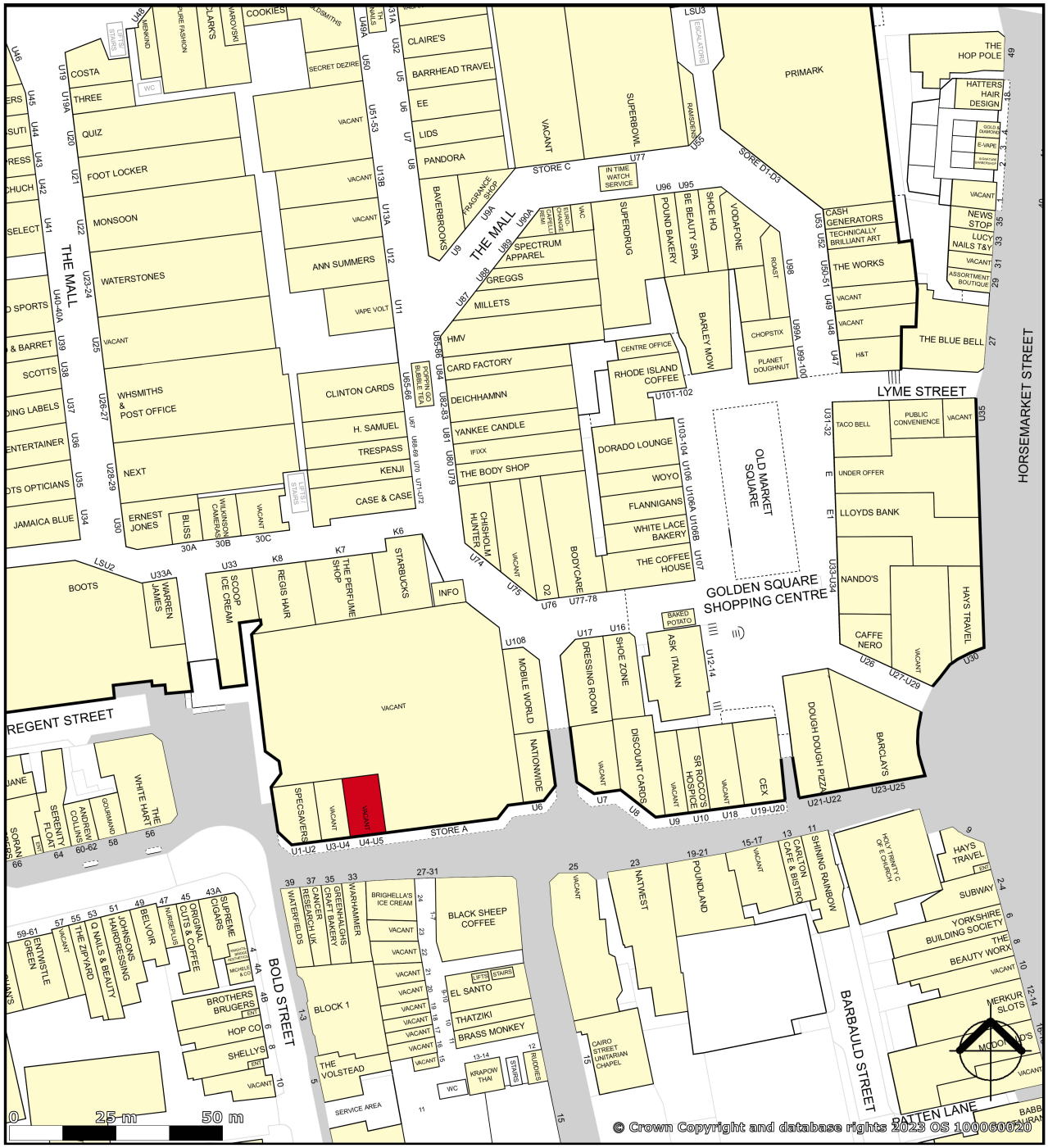

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Plotted Scale - 1:1,250