To Let

123 Bridge Street, Warrington WA1 2HS

- **Ground floor retail unit.**
- **Suitable for a variety of uses.**
- **Situated in prominent position.**
- **Available on brand new lease terms.**

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Location & Situation

The property is situated along Bridge Street within Warrington Town Centre. The immediate area comprises of various local independent retailers, pubs and leisure facilities as well as offices and public car parking nearby.

Warrington lies approximately 22 miles south west of Manchester City Centre and 18 miles east of Liverpool.

Description

The property comprises a ground floor retail unit historically occupied by a charity book shop with the benefit of access from the rear.

The unit provides good frontage onto Bridge Street opposing the Grand cocktail bar and is suitable for a variety of uses. The current landlord has plans to redevelop the upper floors into residential accommodation to significantly improve the overall space.

Accommodation

The ground floor accommodation provides a total floor area of 259 sq.ft. (24.09 sq.m).

EPC

We understand the current EPC rating for the property is D.

Planning

We understand the unit benefits from use class E.

Services

We understand electricity, water and drainage are connected and are excluded from the rent.

Business Rates

The ingoing tenant will be responsible for payment of business rates and we understand the rateable value from 1st April 2023 is £6,600.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The ground floor unit is offered on brand new lease terms at £9,500 per annum exclusive.

Viewings strictly through appointment via us as sole letting agent.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

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