

TO LET

GROUND FLOOR SHOP



**109 BRIDGE STREET
WARRINGTON
WA1 2HR**

*** Refurbished Accommodation ***

*** Previously Sandwich Shop***

*** Suitable for Hot Food Subject to Planning ***

LOCATION

The property is situated on the lower section of Bridge Street in Warrington Town Centre within the principal night time entertainment area. Surrounding occupiers are predominantly bars and restaurants together with several recruitment consultancies. Nearby occupiers include Panama Jacks, 53 Degrees North, Big Bar and McCauley's. The head office of Guardian Series Newspapers is also close by.

01925 414909

DESCRIPTION

A refurbished ground floor shop with basement storage which has previously been used as a sandwich shop. The property would lend itself to many retail based operations. It includes a kitchen and WC facility.

ACCOMMODATION

Net Internal Areas

Ground Floor:	39.5 m ²	425 ft ²
Basement:	<u>36.0 m²</u>	<u>388 ft²</u>
Total:	75.5 m²	813 ft²

SERVICES

All mains services are connected.

RATES

Rateable value: £8,800 (entire building).

LEASE TERMS & RENTAL

The property is available a new Tenants effectively Full Repairing and Insuring Lease for a minimum 3 year term at a commencing rental of £12,000 per annum exclusive.

LEGAL COSTS

The ingoing Tenant is to be responsible for the Landlord's legal costs incurred in this transaction.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref: RB)

For details of other properties, our website address is www.morganwilliams.com

Bridge Street 109 (RB)

01925 414909

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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