

On the Instruction of Barclays Banking Group

TO LET

**4 CAIRO STREET/ 25 SANKEY STREET, WARRINGTON,
WA1 1XG**



LOCATION

Warrington is a large populated town 20 miles (32 km) east of Liverpool, and 16 miles (26 km) west of Manchester.

The premises occupy a highly prominent location on the corner of Golden Square Shopping Centre, with occupiers such as Debenhams, Boots, Primark, Specsavers, Next, Starbucks and Caffè Nero. The premises is a 9 minute walk from the town's main railway station, Warrington Central.

ACCOMMODATION

The **combined premises** are arranged over ground, first, second and basement floors comprising the following approximate areas:

Ground Floor

Retail/Ancillary: 3,279 sq ft (304.65 sq m)

First Floor

Office: 3,237 sq ft (300.77 sq m)

Second Floor

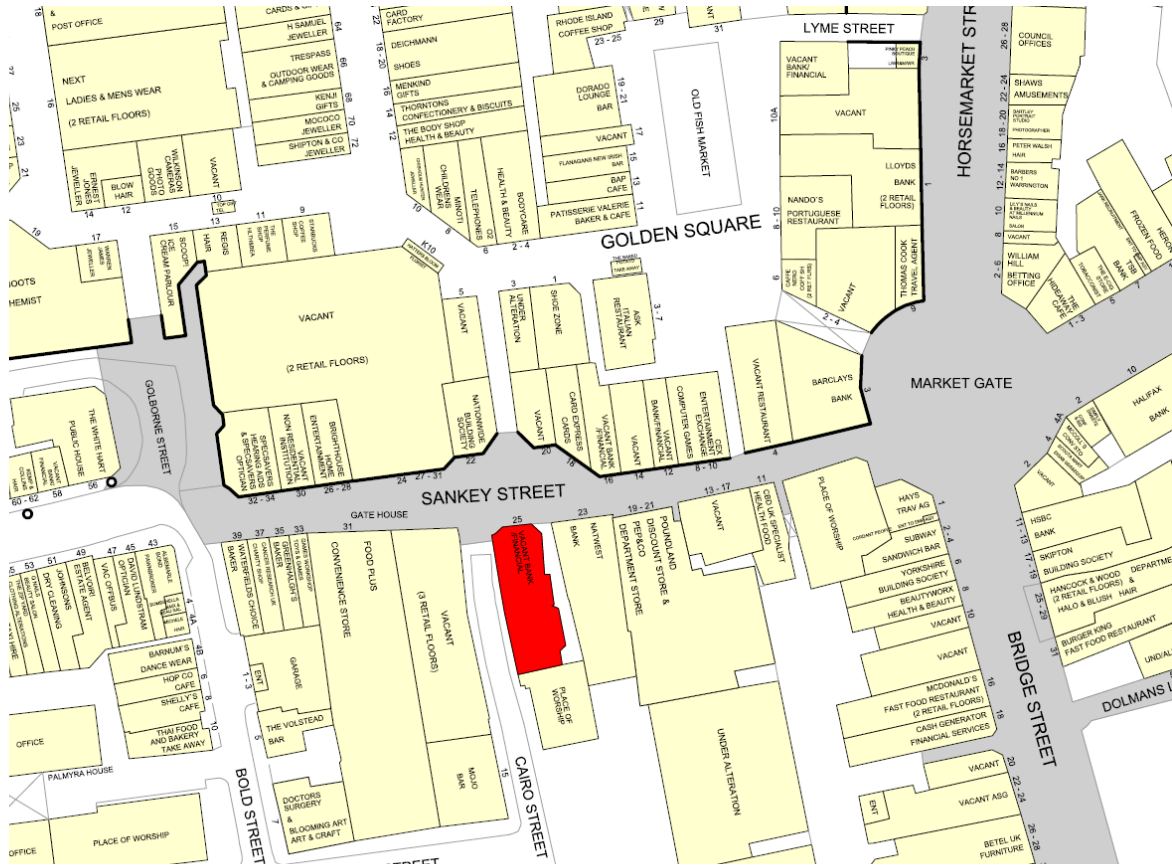
Staff/Storage: 2,992 sq ft (277.96 sq m)

Basement

Storage: 1,219 sq ft (113.29 sq m)

Subdivision may be possible.

4 CAIRO STREET/ 25 SANKEY STREET, WARRINGTON, WA1 1XG



RENT

The current passing rent for each property is as follows:

- 4 Cairo Street: £30,000 per annum exclusive
- 25 Sankey Street: £105,000 per annum exclusive

RATES

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

LEASE

The premises are currently held by way of two leases. 4 Cairo Street expires 24th December 2024 and 25 Sankey Street expires 13th August 2026. *Further details available upon request.*

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
 Telephone: 0161 828 8789
 Mobile: 07841 661 990
 Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT OCTOBER 2020

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM