

# LONG LEASEHOLD INTEREST FOR SALE

24 SANKEY STREET, GOLDEN SQUARE  
SHOPPING CENTRE, WARRINGTON



**M&S**  
EST. 1884

**cheetham&mortimer**

## LOCATION

Warrington is a large town on the banks of the River Mersey, with a population of 207,000 and situated 20 miles east of Liverpool, and 20 miles west of Manchester.

Golden Square Shopping Centre provides approximately 740,000 sq ft of retail and leisure space with over 131 retail units and 1,700 car parking spaces. The scheme is anchored by Debenhams, Primark and Boots, with other major retailers including H&M, River Island, Next and New Look.

The subject premises occupy a prime trading location with frontages to both the shopping centre and the main pedestrian route of Sankey Street.



## RENT

£30,000 per annum exclusive from February 2019.



## ACCOMMODATION

The unit is arranged over basement, ground, first and second floors and second floors and comprises of the following approximate areas:

### Basement Floor

18,043 sq ft    1,676.25 sq m

### Ground Floor

23,157 sq ft    2,151.35 sq m

### First Floor

24,023 sq ft    2,231.81 sq m

### Second Floor

18,231 sq ft    1,693.71 sq m

### Roof Open (plant)

3,728 sq ft    346.34 sq m

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

## LEASE

The premises are held by way of a lease for a term of 125 years from 14th February 1977 and there are therefore some 85 years unexpired. There are provisions in the lease for rent reviews at 14 year intervals. Further details upon request.

## PREMIUM

Premium offers for our client's interest are invited.

## SERVICE CHARGE

The premises are subject to a service charge, payable for 2017-2018 at £164,993 per annum.

## VAT

All prices quoted are exclusive of, but may be liable to VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy performance asset rating of 84 (Band D). A fully copy of the EPC is available upon request.



cheetham&mortimer

## RATES

We are advised that the rateable value of the premises is £447,500, however this is affected by downwards transition and the current rates payable are £299,750.

Interested parties are advised to verify this information via the Local Authority website ([www.voa.gov.uk](http://www.voa.gov.uk)).

## FURTHER INFORMATION

For further information or to arrange viewings:

Cheetham & Mortimer

Contact: Stephen Perrett  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

## SUBJECT TO CONTRACT APRIL 2023



[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)



**cheetham&mortimer**