

to let

Ground Floor Retail Unit

134 m² (1,446 ft²)



Unit 1 Dolmans Lane
3-4 Time Square
Warrington
WA1 2NT

- Prominent Corner Position
- Close to New Cinema Complex
- Close to New Cinema Complex
- Close to New Cinema Complex

MORGANWILLIAMS.com

01925 414909



01925 213987

Location

The property is situated in a prominent Town Centre location close to Market Gate where pedestrian flow is high.

Market Gate links the four main Town Centre streets and the 'Old Fish Market' square, where several restaurants and coffee shops are situated around two entrances into Golden Square Shopping Precinct.

Neighbouring occupiers include McDonalds, HSBC, Barclays Bank and William Hill. Dolmans Lane directly to the new Time Square Cinema and restaurant complex.

Description

We are delighted to offer for rent a ground floor prominently positioned corner retail property located in

Accommodation

Net Internal Area

Total	134 m²	1,446 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £24,750.
Business Rates Payable 2022/23: £12,350.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rental & Service Charge

£30,000 per annum plus VAT plus Service Charge (currently £4,781.73 per annum plus VAT).

VAT

We understand the above rentals and service charge are subject to VAT at the prevailing rate.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909 or Read Property Associates, 01925 213987.

Rob Bates rbates@morgan@morganwilliams.com
Jordan Freaney Jordan@readproperty.info

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

SUBJECT TO CONTRACT

EPC Score Band B

3 Time Square Unit 1 Dolmans Lane WARRINGTON WA12NT	Energy rating B
Valid until 31 May 2033	Certificate number 3912 8063 3566 0696 3705

E&OE

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



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