

to let

Prime Retail/Food Unit

100.5 m² (1,082 ft²)



4 Market Gate
Warrington
WA1 2LJ

- Best Location in Town
- Zero Rates for Small Business
- 24 Hour 7 days a Week Trading
- Extraction System Included
- Perfect for Food/Restaurant Use

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent position in the heart of Warrington Town Centre on Market Gate.

Market Gate is centrally located, opposite the entrance to the Golden Square Shopping Centre and close to the new Time Square Development, Warrington Market and Cineworld Cinema.

Market Gate is also where the 4 main high streets of the Town centre meet; Bridge Street, Buttermarket Street, Horsemarket Street and Sankey Street, making it the busiest thoroughfare in Town.

Description

We are delighted to bring to the rental market a rarely available food/restaurant unit, that benefits from a 24 hour 7 days a week trading Licence.

This valuable Leasehold interest is available for a one off premium of just £30,000 and this includes a fully operational extraction system.

The property comprises a lovely open plan front sales area with welcoming glazed shop frontage, that is ready for fitting out. The rear ground floor provides a cooking area and the extraction system. There is also useful rear access where vehicular loading and unloading and deliveries can be operated from.

There is also a full height good quality basement storage area, that provides staff amenity and kitchen and wc facilities.

Accommodation

Net Internal Area

Ground	65.4 m ²	604 ft ²
Basement	44.4 m ²	478 ft ²
Total	109.8 m²	1,082 ft²

Services

All mains services are connected.

A double fanned extraction hood is already in situ.

Rates

Current Rateable Value: £12,000.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2023/24: £5,988.

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 negotiable term (minimum 3 years).

The Lease will be direct from the Landlord and will include periodic upward only rent reviews.

Rental

£33,000 per annum plus VAT.

Premium

A one off premium of £30,000 (no VAT) is required ingoing, in order to secure this prime positioned valuable leasehold interest.

Contact

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

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT - EPC Score Band E



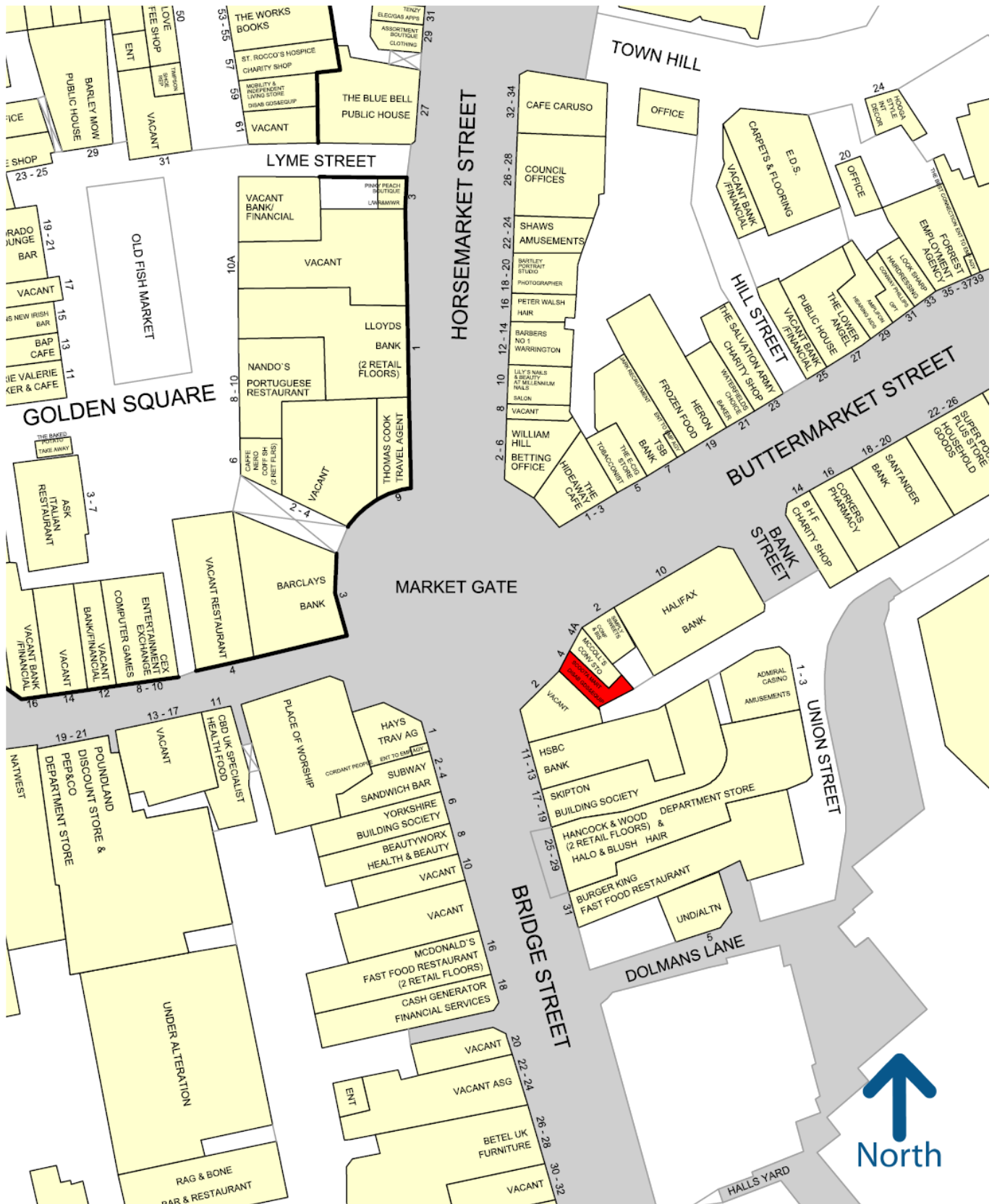
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- All rentals and prices are quoted exclusive and may be subject to VAT.



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