



Wharf Street Yard, Bridgefoot, Warrington, WA1 2GZ

Open Storage Land/Parking

Summary

Tenure	To Let
Rent	£24,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Highly Visible Location
- Next to Riverside Retail Park & McDonalds
- Rarely Available Yard Space
- Walking Distance to Town Centre
- Ideal for Parking or Open Storage

Summary

Rent	£24,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable. VAT applicable on this transaction.
EPC Rating	Upon enquiry

Description

The property comprises a prominently positioned parcel of land, that is predominantly surfaced in asphalt and is fenced and gated onto Wharf Street.

The southern boundary of the site is formed by the River Mersey.

The land is situated in a popular and thriving commercial area, that is conveniently located within walking distance of the Town Centre. Bridgefoot roundabout links the A49 and the A57 giving easy access to the M6, M56 and M62 motorways.

The site is suitable for a variety of storage based uses including car parking.

Location

The site is located at the very top of Wharf Street at its junction with Bridgefoot roundabout, right next to the River Mersey and Warrington New Bridge.

It is situated at the entrance to Riverside Retail Park with occupiers such as McDonalds, Next, Pets at Home, Sports Direct and B&M.

Further along Wharf Street leads to Wharf Industrial Estate which is home to many local and national businesses.

Services

The site is not currently serviced for utilities.

Lease Terms

Flexible lease terms are available.

Rental

£24,000 per annum plus VAT.



Viewing & Further Information



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