

TO LET

- ✓ Available now
- ✓ Located on the Manchester bound platform
- ✓ Suitable for a variety of commercial uses
- ✓ Station has an annual footfall of 142,856 passengers (pre-COVID)
- ✓ Investment and refurbishment required
- ✓ Former station buildings and booking office

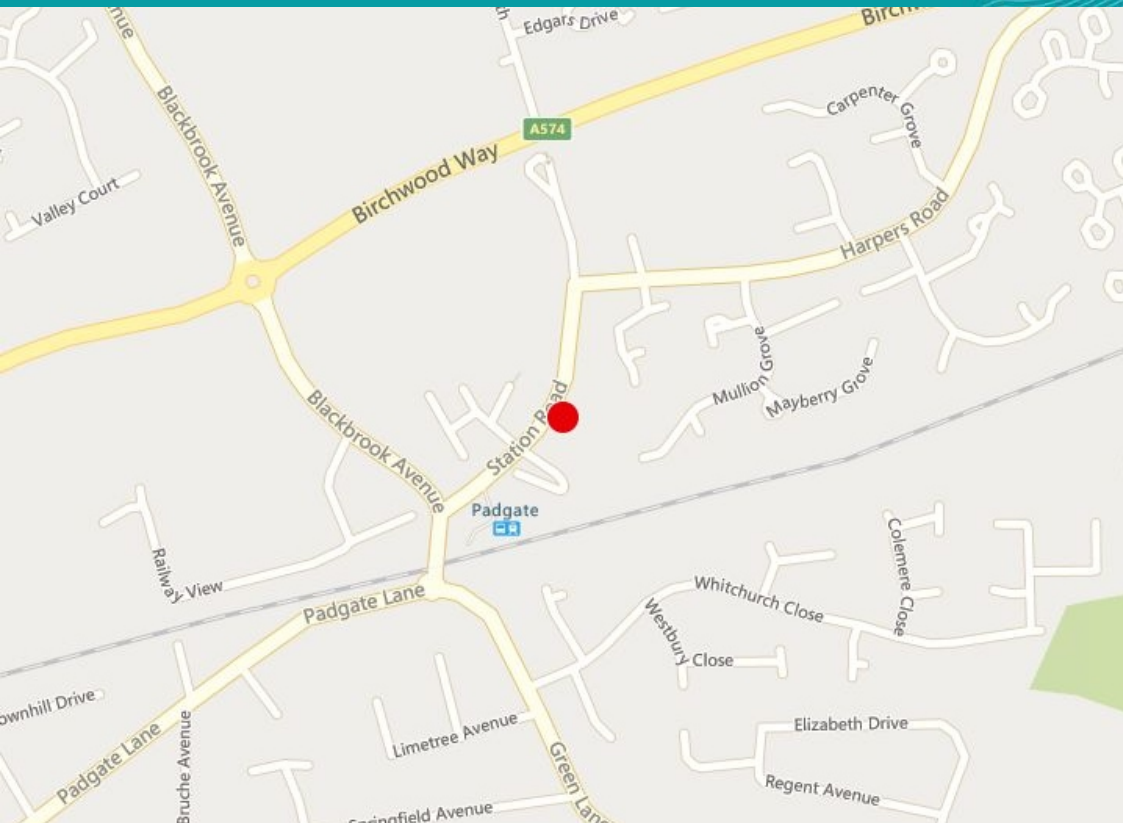


Padgate Railway Station, Station Road South, Warrington WA2 0QS

Commercial Opportunity

1,230 Sq Ft
(114 Sq M)

Padgate Railway Station, Station Road South, Warrington WA2 0QS



DESCRIPTION

On behalf of Northern, the former station buildings on platform 1 are offered as a commercial opportunity. The space would suit a variety of retail/catering uses but is in need of investment and refurbishment.

The station benefits from an annual footfall of 142,856 (pre-COVID).

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,230	114

EPC

An EPC will be issued by the Landlord

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

Padgate train station serves the Padgate area of Warrington. The station is located 14 miles west of Manchester Oxford Road, on the Liverpool to Manchester Line. Popular direct services from Padgate train station travel to Manchester Oxford Road, with a fastest journey time of 27 minutes, and Liverpool Lime Street, in a time of 39 minutes.

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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