

TO LET

RETAIL UNIT

143.70 SQ M (1,546 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



UNIT 2
ROEBUCK PLAZA
WARRINGTON
WA1 2NN

£18,000
Per annum

- Situated within a development of 144 apartments in Warrington Town Centre
- Open plan space ideal for a number of trades



LOCATION

Roebuck Plaza is a new development of 144 apartments above commercial units, prominently positioned at the eastern edge of Warrington Town Centre, at the junction of Buttermarket Street and Academy Street.

The retail frontage of Unit 2 is on Academy Street.

The property is 0.2 miles from the Cockhedge Shopping Centre, and 0.2 miles from the Golden Square Shopping Centre.

DESCRIPTION

The property comprises a newly developed open plan retail space ready for its first occupier.

Unit 2 has a glazed retail frontage installed to the Academy Street facing elevation.

The unit has concrete floors, fire proof underlined ceilings and is ready for tenants fit out.

The space is ideal for a variety of trades but established businesses are preferred.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Retail Unit	143.70	1,546

LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term.

The rental is £18,000 per annum.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Rateable Value: To be confirmed.

Business Rates Payable 2023: To be confirmed.

EPC

Energy Rating: A (17).

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Unit 2 Site Plan – (Edged in Red)

