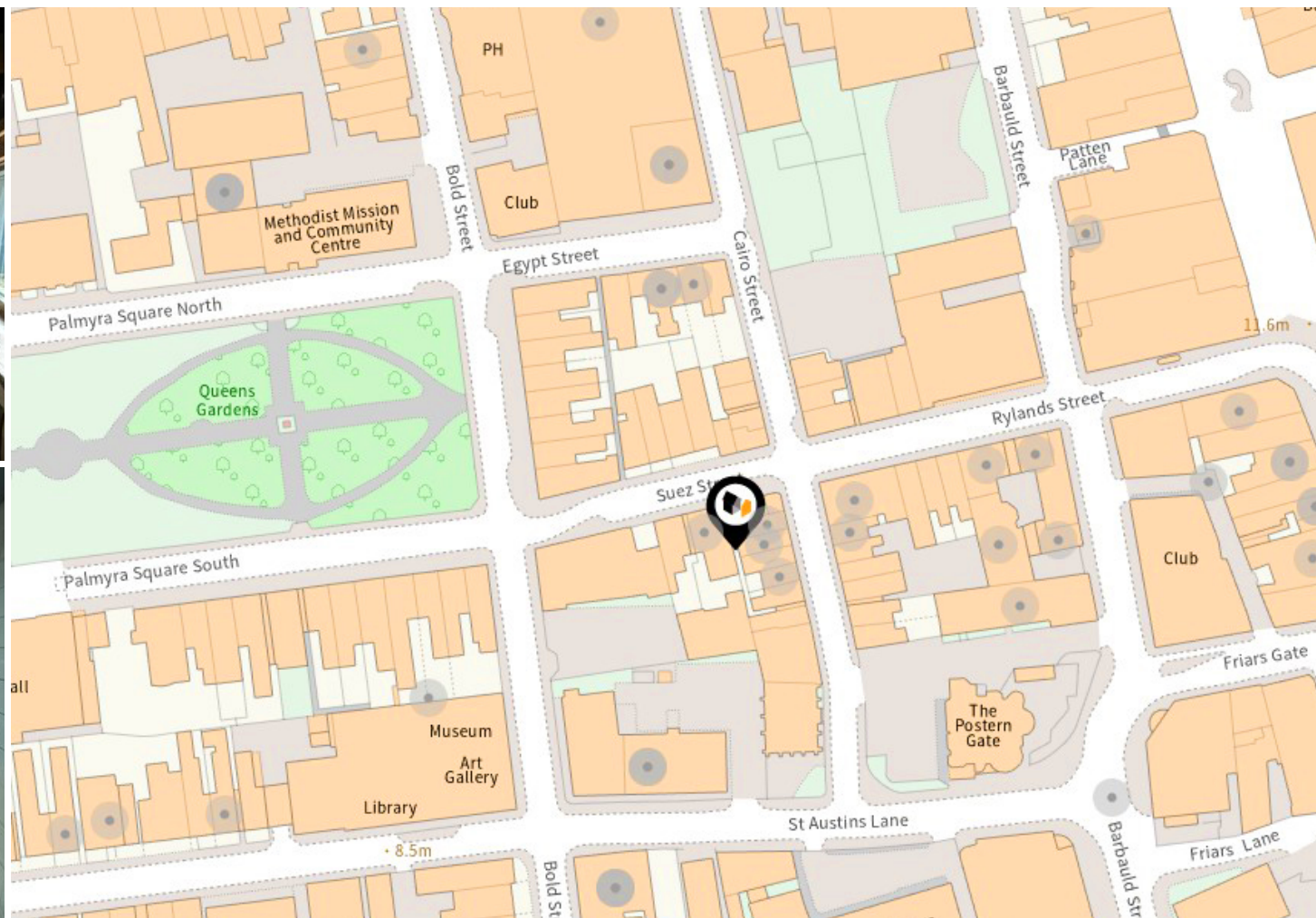




Lickle Bar, 4 Suez Street | Warrington | WA1 1EG

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TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Lickle Bar, 4 Suez Street, Warrington, WA1 1EG.

Tenanted bar not inspected by Edward Mellor but reported to comprise: Ground floor: bar area circa 195 sq ft. First floor: storage and toilet circa 185 sq ft.

The property occupies a prime roadside location in the centre of Warrington.

Additional Information

Reportedly let on a six-year lease from September 2024 with a commencing rental of £6000 per annum and a three-year break clause (awaiting sight of lease – please check the legal pack before bidding).

Situated just steps away from both the Golden Square Shopping Centre which has over 100 stores and the new Time Square which offers a wide range of entertainment, it is also just down the road from Queens Gardens and Palmyra Square. EPC rating E.

Auction consultant dealing with this property

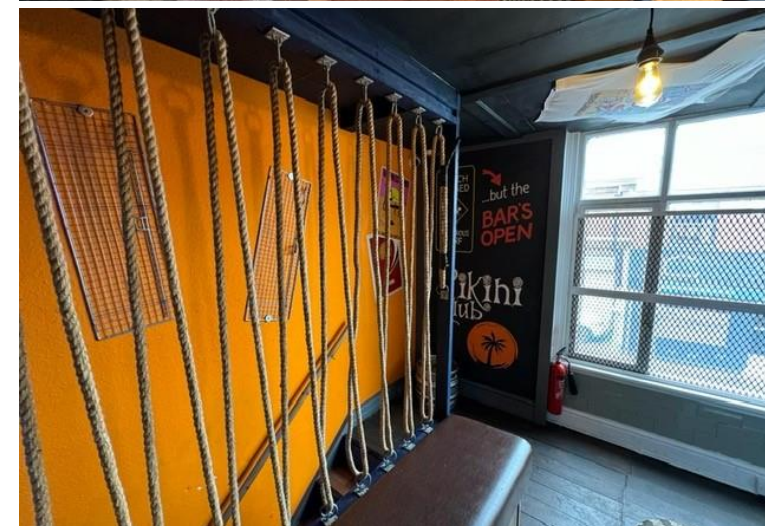
Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



New instruction.

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FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Floorplan coming
soon.

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Important Information

- Tenure:Leasehold
- Years Remaining on the Lease : 813 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



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