

WARRINGTON

5 BUTTERMARKE STREET

PROMINENT SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location close to the junctions with Horsemarket Street, Market Gate and Buttermarket Street. Nearby multiple retailers include **TSB, Heron Frozen Foods, Waterfields, Salvation Army, Corbett Bookmakers, Yorkshire Bank, Santander, British Heart Foundation, Halifax, Martins Newsagents, Carphone Warehouse** and **William Hill**.

The redevelopment of Times Square and the Bridge Street Quarter is directly opposite the subject property. The redevelopment will provide a phased scheme with the market moving into a temporary market hall in early 2017 in order that the current market hall can be demolished and a new permanent £10m, 31,150 sq ft market hall can be constructed. The new market hall will incorporate the magnificent Grade II Listed former Boots building façade on Bridge Street as one of its entrances. The redevelopment will also incorporate a new multiplex cinema and restaurants, new Council Offices and a public square.

ACCOMMODATION

The premises are arranged on basement and ground floors with the following approximate areas and dimensions:-

Description	ft/sq ft	m/sq m
Window frontage	16'5"	5m
Internal width	18'11"	5.8m
Shop depth	38'6"	11.7m
Ground floor sales	675 sq ft	62.7 sq m
Basement ancillary	991 sq ft	92 sq m

The property benefits from rear servicing via Hill Street.

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£25,000** (twenty five thousand pounds) p.a.x.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-



Rateable Value	£26,500
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£12,349

For verification purposes prospective tenants are advised to make their own enquiries with Warrington Borough Council (01925 443322).

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

EPC

The property has a rating of C63. A certificate and recommendations are available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

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Or our joint agent:-

Peter Rowe of Emanuel Oliver

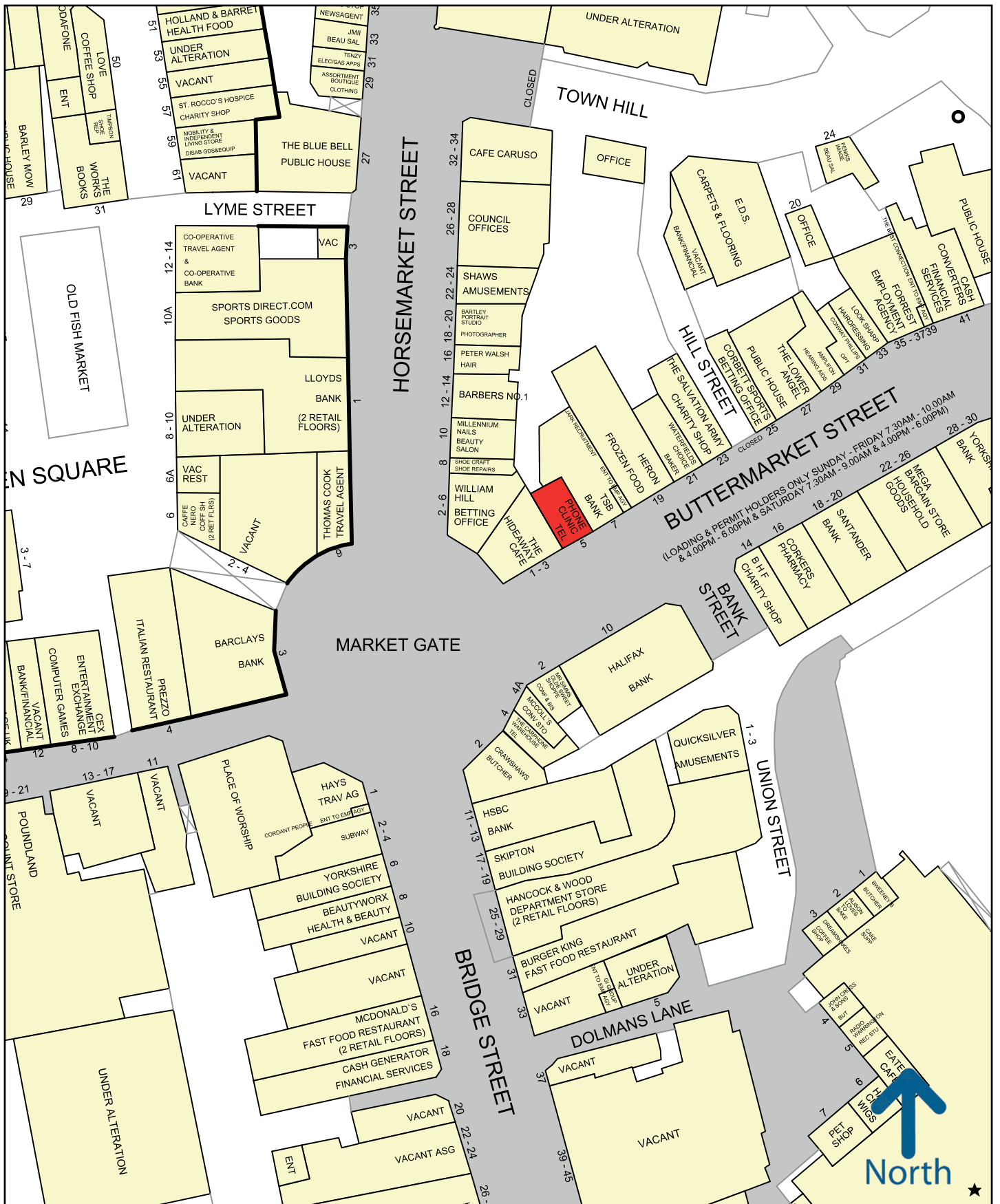
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