

## For Sale/To Let **Business Unaffected**

Retail Unit  
518.5 m<sup>2</sup> (5,580 ft<sup>2</sup>)



## 66 SANKEY STREET, WARRINGTON, WA1 1SB

- Substantial Three Storey Retail Unit
- Prominent Town Centre Location
- Large Frontage

## Location

The property is located at the junction of Sankey Street and Legh Street within the non pedestrianised section of the town centre. The principal shopping area centred around Golden Square and the pedestrianised section of Sankey Street are both nearby.

Other occupiers in the vicinity include William Hill Book-makers Limited and local estate agents.

This location is popular with Class A2 users including Buildings Societies and Estate Agents due to the proximity of the central retail area.

## Description

The premises comprise a three storey building with offices to the upper floors accessed by an internal stair. The ground floor has A2 retail use. To the rear there is a loading and parking area.

The principle retail frontage is from Sankey Street and there is a return frontage to Legh Street.

## Accommodation

Net Internal Area.

Ground	219.0 m <sup>2</sup>	2,357 ft <sup>2</sup>
First	213.0 m <sup>2</sup>	2,292 ft <sup>2</sup>
Second	86.5 m <sup>2</sup>	931 ft <sup>2</sup>
<b>Total</b>	<b>518.5 m<sup>2</sup></b>	<b>5,580 ft<sup>2</sup></b>
ITZA:	129.0 m <sup>2</sup>	1,398 ft <sup>2</sup>

## Services

All mains services are available.

## Rates

Rateable Value: £34,500  
Payable 2016/17: £17,146.50

## Sale Price

Offers over £400,000.

## Rental

£40,000 per annum  
Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

## Tenure

99 year Leasehold from 25 May 2000.

Current Ground Rent £4,500 per annum. Subject to 5 yearly reviews.

## Legal Costs

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

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## Contact

For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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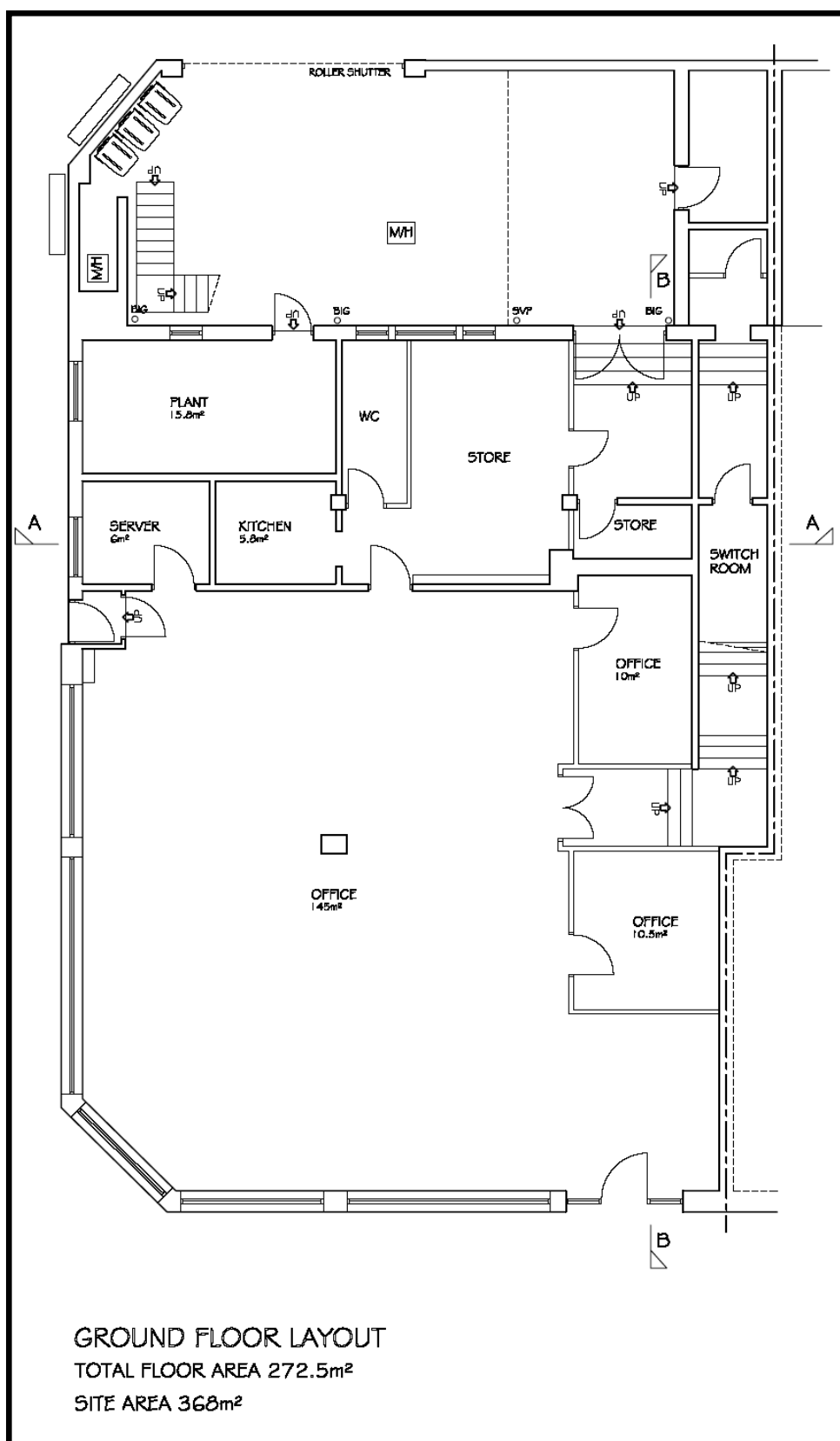
**SUBJECT TO CONTRACT**

**EPC Available on Request**

### E&OE

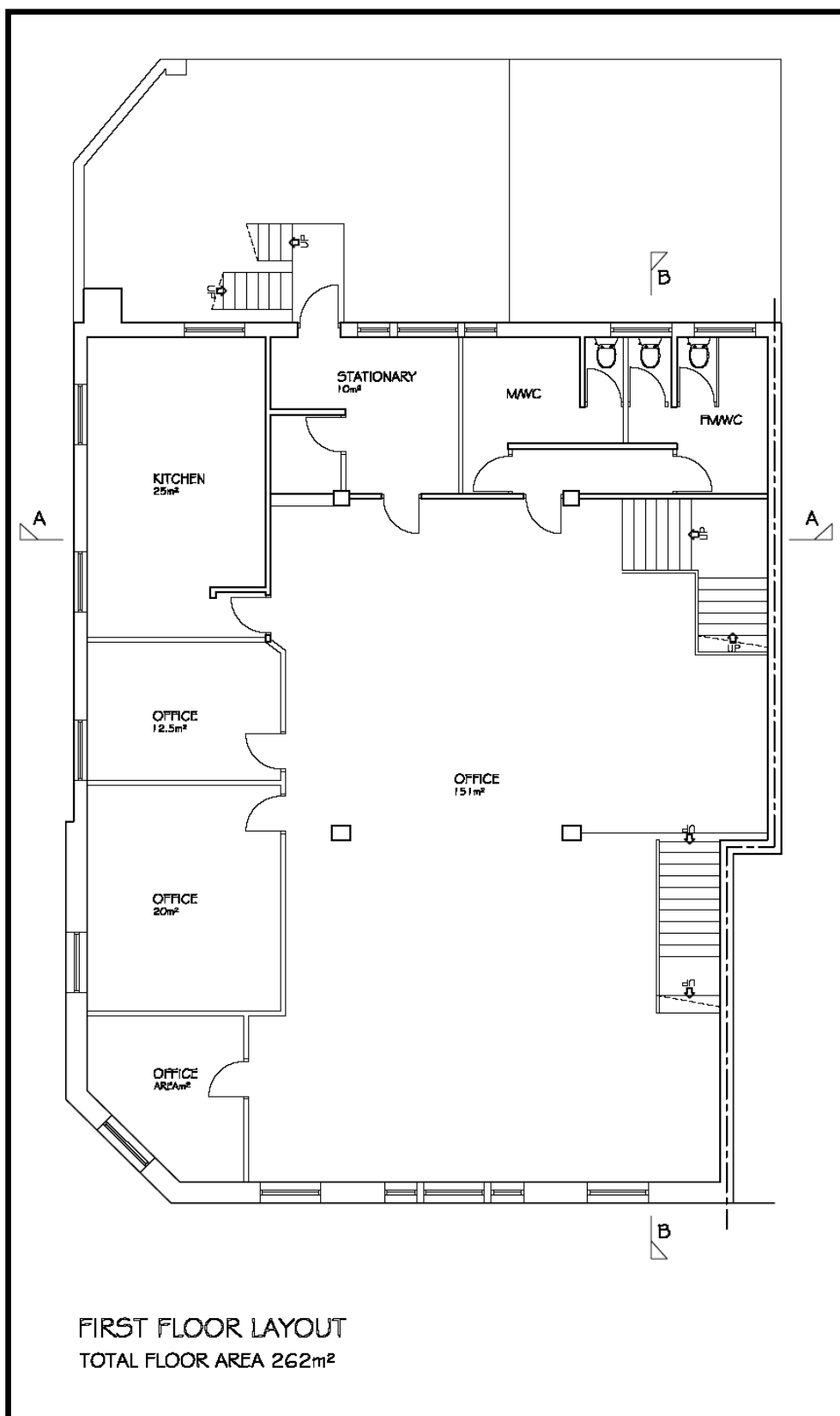
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2. All rentals and prices are quoted exclusive and may be subject to VAT.

25/07/2016—Sankey Street 66



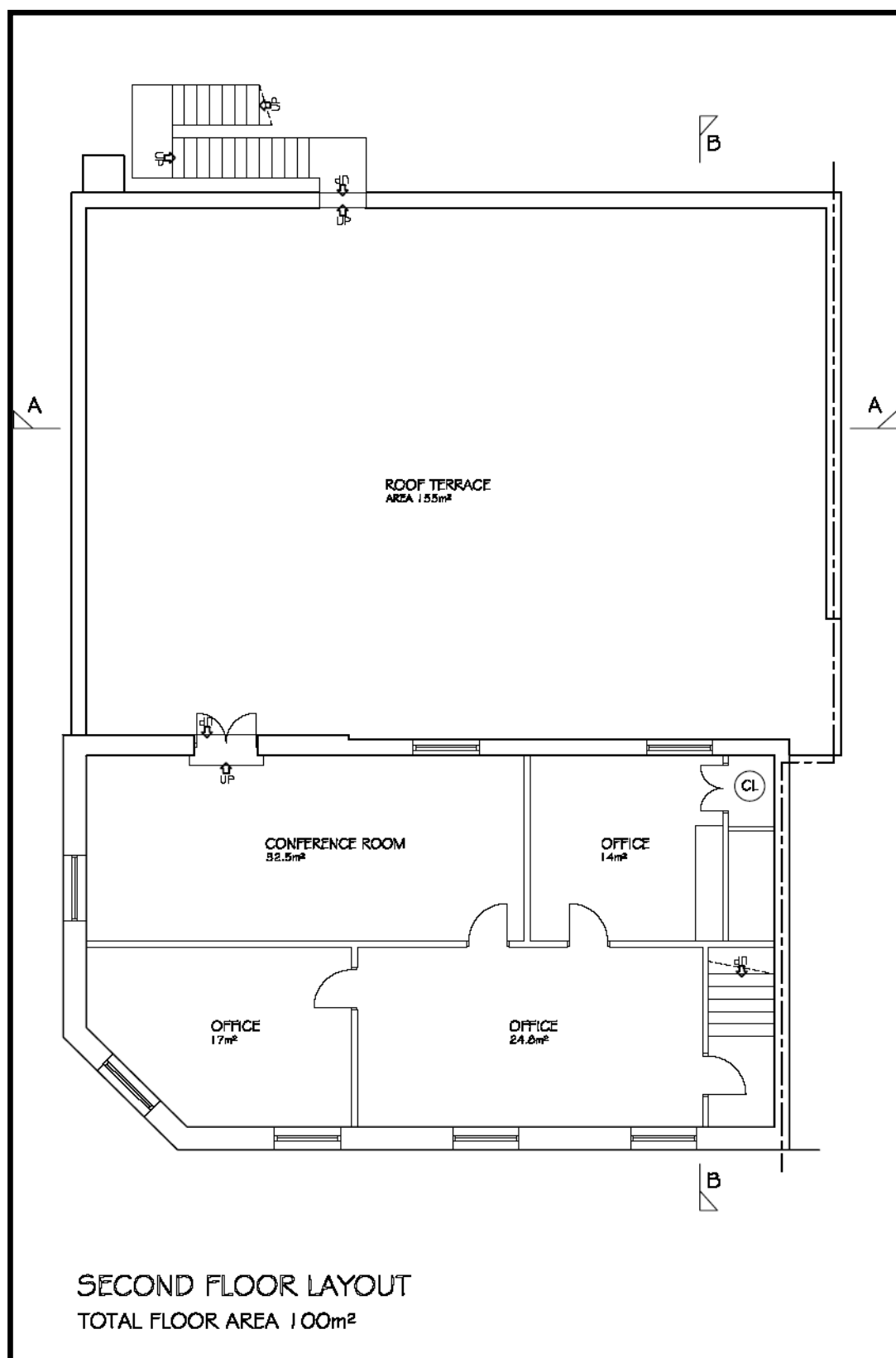
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