

# TO LET

47A SANKEY STREET, WARRINGTON, WA1 1SL

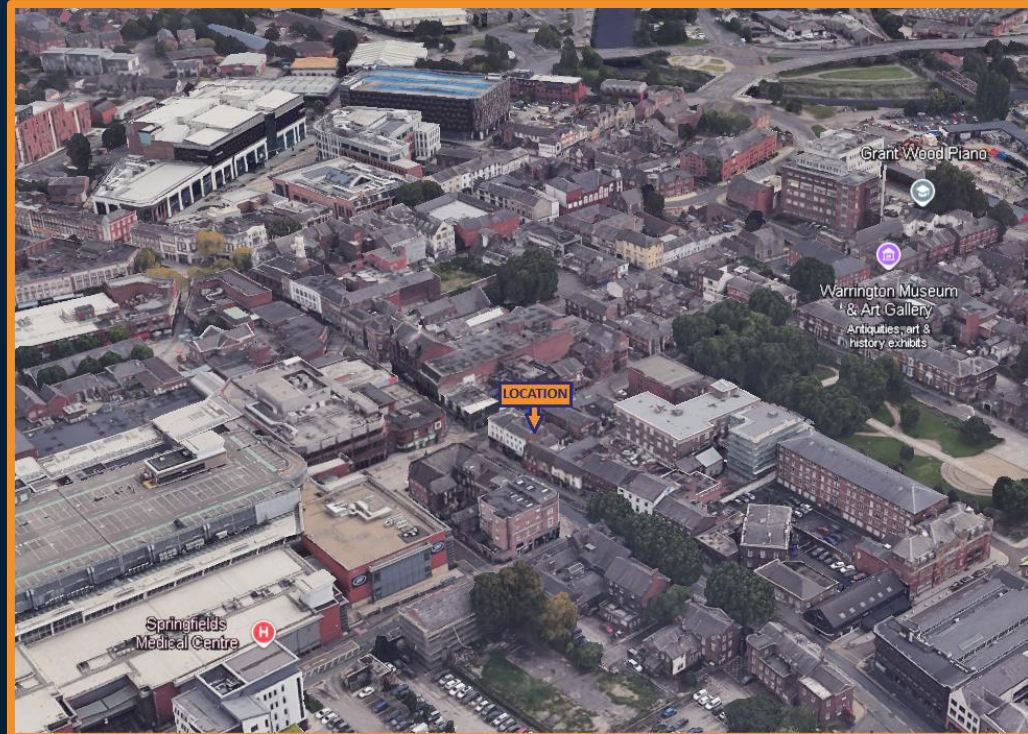


# LOCATION

47A SANKEY STREET, WARRINGTON, WA1 1SL

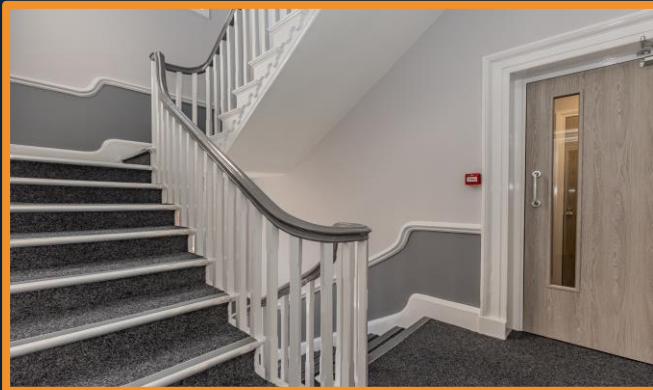
THE PROPERTY IS LOCATED ON SANKEY STREET WITHIN THE NON PEDESTRIANISED SECTION OF THE TOWN CENTRE. THE PRINCIPAL SHOPPING AREA CENTRED AROUND GOLDEN SQUARE AND THE PEDESTRIANISED SECTION OF SANKEY STREET ARE BOTH NEARBY. OTHER OCCUPIERS IN THE VICINITY INCLUDE SPECSAVERS, BOOTS, HAIR SALONS AND LOCAL ESTATE AGENTS.

THIS LOCATION IS POPULAR WITH CLASS E USERS INCLUDING BUILDING SOCIETIES AND ESTATE AGENTS DUE TO THE PROXIMITY OF THE CENTRAL RETAIL AREA.



# PHOTOS

47A SANKEY STREET, WARRINGTON, WA1 1SL

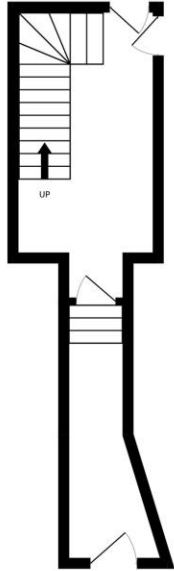


# FLOORPLAN

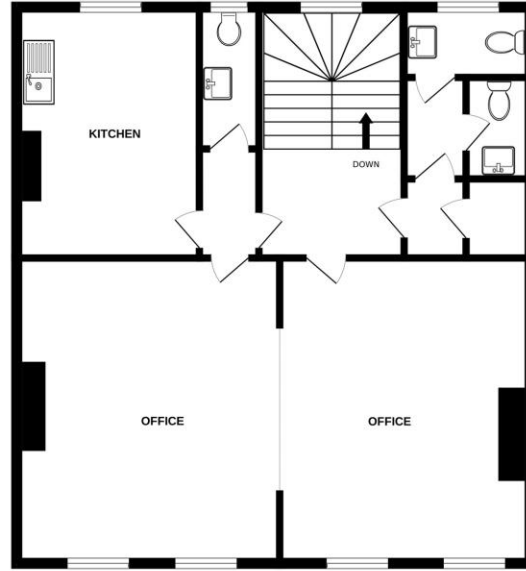
47A SANKEY STREET, WARRINGTON, WA1 1SL



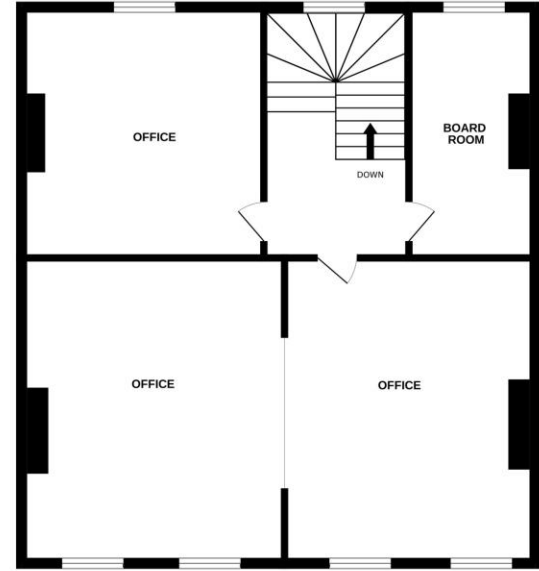
GROUND FLOOR



1ST FLOOR



2ND FLOOR



# DETAILS



47A SANKEY STREET, WARRINGTON, WA1 1SL

## DESCRIPTION

- PRIME LOCATION IN THE HEART OF WARRINGTON TOWN CENTRE
- GROSS FIRST FLOOR ACCOMMODATION-872 SQ.FT
- GROSS SECOND FLOOR ACCOMMODATION-866 SQ.FT
- HIGHSTREET FRONTAGE
- SUITABLE FOR USE CLASS E
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

## RENTAL

- £15,000 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES



47A SANKEY STREET, WARRINGTON, WA1 1SL

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

 [JORDAN@READPROPERTY.INFO](mailto:JORDAN@READPROPERTY.INFO)

 [WWW.READPROPERTIES.CO.UK](http://WWW.READPROPERTIES.CO.UK)

 01925 213987



zoopla

