

TO LET

7 WINWICK STREET, WARRINGTON, WA1 1XR



LOCATION

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THE PROPERTY IS LOCATED IN WARRINGTON TOWN CENTRE OPPOSITE THE BUS STATION AND A SHORT WALK AWAY FROM CENTRAL TRAIN STATION, PROVIDING EXCELLENT TRAVEL LINKS INTO LIVERPOOL AND MANCHESTER.

THE PROPERTY IS SITUATED JUST 4 MILES AWAY FROM JUNCTION 9 OF THE M62 AND IS SURROUNDED BY NATIONAL OCCUPIERS SUCH AS NANDOS, SANTANDER, ASDA AND PRIMARK.



PHOTOS

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DETAILS



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DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- HIGH SPECIFICATION FIT OUT
- PERIOD BUILDING
- FULLY FITTED FOR USE AS A CAFÉ/COCKTAIL BAR
- CURRENTLY USED WITHIN THE 'SUI GENERIS' USE CLASS
- CLOSE TO AMENITIES
- FULLY LICENCED PREMISES

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE FOR A TERM FROM 2 YEARS
- THE LANDLORD OPERATES THE BOUTIQUE HOTEL ON THE UPPER FLOORS AND WOULD NEED A GOOD WORKING RELATIONSHIP WITH THE TENANT OF THE CAFÉ TO OFFER BREAKFASTS TO HOTEL GUESTS AND MAYBE USE FOR FUNCTIONS.

RENTAL

- £14,000 PER ANNUM PLUS VAT

ENQUIRIES



7 WINWICK STREET, WARRINGTON, WA1 1XR

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zoopla

