

INVESTMENT FOR SALE

88 BRIDGE STREET, WARRINGTON, WA1 2RF



LOCATION



88 BRIDGE STREET, WARRINGTON, WA1 2RF

88 BRIDGE STREET OCCUPIES A PROMINENT POSITION IN THE HEART OF WARRINGTON TOWN CENTRE, SITUATED ON ONE OF THE MAIN PEDESTRIAN THOROUGHFARES LINKING THE GOLDEN SQUARE SHOPPING CENTRE WITH BRIDGE FOOT AND THE RIVER MERSEY. THE PROPERTY BENEFITS FROM HIGH FOOTFALL, EXCELLENT VISABILITY AND CLOSE PROXIMITY TO A RANGE OF NATIONAL RETAILERS, CAFES AND RESTAURANTS. WARRINGTON BANK QUAY AND WARRINGTON CENTRAL TRAIN STATIONS ARE BOTH WITHIN WALKING DISTANCE, PROVIDING CONVENIENT CONNECTIONS TO LIVERPOOL, MANCHESTER AND BEYOND



PHOTOS

88 BRIDGE STREET, WARRINGTON, WA1 2RF



PROPOSED FLOORPLANS



88 BRIDGE STREET, WARRINGTON, WA1 2RF

Proposed Floor Plans



EXISTING ELEVATIONS



88 BRIDGE STREET, WARRINGTON, WA1 2RF

Existing Elevations



PROPOSED ELEVATIONS

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Proposed Elevations



TITLE PLAN



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DETAILS



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DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- DEVELOPMENT OPPORTUNITY
- ROADSIDE FRONTAGE
- GROUND FLOOR ACCOMMODATION – 873 SQ.FT
- FIRST FLOOR ACCOMMODATION – 935 SQ.FT
- SECOND FLOOR ACCOMMODATION – 927 SQ.FT
- BASEMENT ACCOMMODATION – 904 SQ.FT
- EXPIRED PLANNING GRANTED FOR 4 FLATS ON THE UPPER FLOORS
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- FREEHOLD

TENANCY DETAILS

- SALSA REVIVAL LTD – 6 MONTH LICENCE AGREEMENT FROM 7TH JANUARY 2026 WITH A RENTAL OF £1,416.66 PER MONTH

PRICE

- OFFERS OVER £350,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

88 BRIDGE STREET, WARRINGTON, WA1 2RF



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