# TO LET

## CLINIC 1, 53 CHURCH STREET, WARRINGTON, WA1 2SZ

# LOCATION

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CHURCH STREET OCCUPIES A CENTRAL AND HIGHLY ACCESSIBLE POSITION WITHIN WARRINGTON TOWN CENTRE, FORMING PART OF THE TOWNS ESTABLISHED COMMERCIAL AND PROFESSIONAL CORE. THE SURROUNDING AREA IS CHARACTERISED BY A DIVERSE MIX OF NATIONAL RETAILERS, INDEPENDENT BUSINESSES, CAFES AND PROFESSIONAL SERVICES, CREATING A VIBRANT AND WELL-BALANCED ENVIRONMENT SUITABLE FOR A WIDE RANGE OF OCCUPIERS.

CHURCH STREET ALSO BENEFITS FROM EXCELLENT TRANSPORT CONNECTIVITY. BOTH WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS ARE WITHIN EASY WALKING DISTANCE, PROVIDING DIRECT SERVICES TO MAJOR CITIES INCLUDING MANCHESTER AND LIVERPOOL. IN ADDITION, THE TOWNS STRATEGIC LOCATION NEAR THE M6, M56 AND M62 MOTORWAYS ENSURES CONVENIENT REGIONAL AND NATIONAL ACCESS.

# PHOTOS

CLINIC 1, 53 CHURCH STREET, WARRINGTON, WA1 2SZ

# DETAILS

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## DESCRIPTION

- PROMINENT LOCATION ON CHURCH STREET, WARRINGTON
- ACCOMMODATION – 230 SQ.FT
- WELL ESTABLISHED COMMERCIAL LOCATION
- SUITABLE FOR USE CLASS E AND SIMILAR
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## RENTAL

- £400 PER MONTH EXCLUSIVE OF VAT

# ENQURIES

CLINIC 1, 53 CHURCH STREET, WARRINGTON, WA1 2SZ


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