

# For Sale

Prime Town Centre Commercial Premises



## 25 Sankey Street, Warrington, WA1 1XG

- 8,290sqft (770.17m<sup>2</sup>) across ground, first, second and basement floors.
- Prime location within the heart of Warrington Town Centre.
- Suitable for a variety of uses Subject to Planning.
- Grade II listed character building.
- Nearby occupiers include: Starbucks, Ask Italian, Boots, Warren James, Nando's and Coco Di Mama.

## LOCATION

Warrington is a well connected town within Cheshire, approximately 20 miles from Manchester and 18 miles from Liverpool.

The premises is prominently situated on the pedestrianised section of Sankey Street with a return frontage onto Cairo Street within the heart of Warrington Town Centre. The premises benefits from access to Warrington Bank Quay and Warrington Central train stations, which are both within walking distance.

The building is positioned opposite the popular Golden Square Shopping Centre with numerous national operators in close proximity including Starbucks, Ask Italian, Boots, Warren James, Nando's and Coco Di Mama.

## ACCOMMODATION

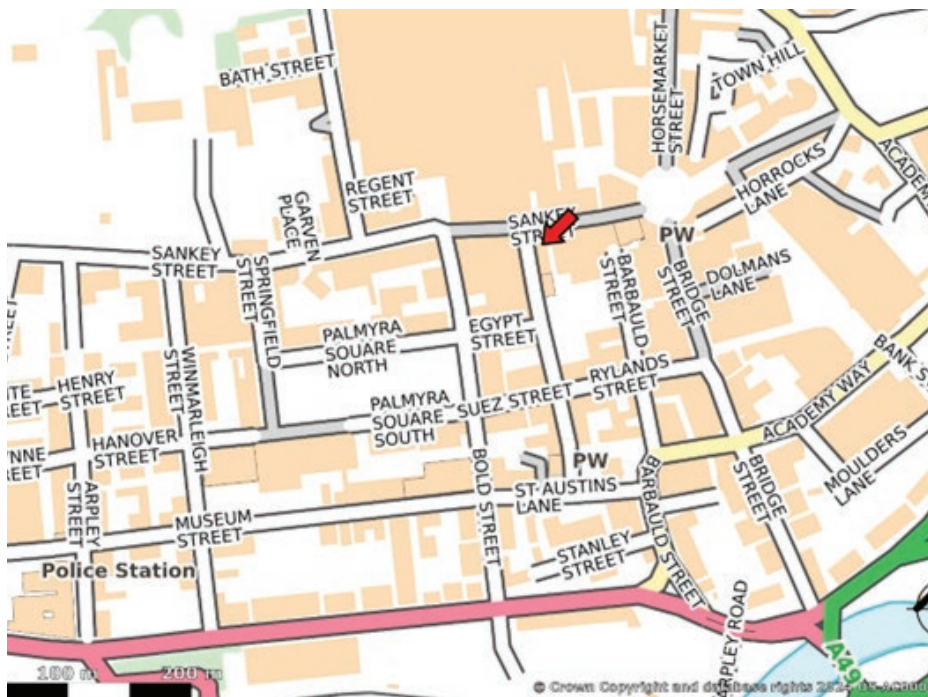
The premises are arranged over ground, first, second and basement floors comprising 8,290sqft (770.17m<sup>2</sup>) of space.

## QUOTING PRICE

We are seeking offers over £650,000 exclusive VAT.

## PLANNING

The premises benefit from planning permission for class E uses.



## BUSINESS RATES

The properties current rateable value is £43,750. Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## TENURE

Freehold.

## EPC

Energy Performance Certificate Rating available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



**Conor Mulloy**

Director

[conor.mulloy@g-s.co.uk](mailto:conor.mulloy@g-s.co.uk)

07841 661 990



**Matthew Roberts:**

Graduate Surveyor

[matthew.roberts@g-s.co.uk](mailto:matthew.roberts@g-s.co.uk)

07570 294627

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2024