



Available Via Auction - Wednesday 13 May 2026

**FOR SALE**

Retail Investment Producing £17,500 Per Annum Gross  
22-24 Horsemarket Street, Warrington, WA1 1XL

**SW**  
Sanderson  
Weatherall

## Salient Details

- Substantial three storey building centrally located on the pedestrianised Horsemarket Street, close to Market Gate and Golden Square Shopping Centre
- Property extends to 152.6 Sq M (1,643 Sq Ft)
- Currently let to Summit Leisure (Swinton) Limited (Company No. 02581185) incorporated 8 February 1991 t/as Shaws Amusements
- The current lease is for 10 years from July 2023 at a current rent of £17,500 pa
- Break clauses in January 2027 and 2030
- Held by way of a new 125 year lease from Warrington Council at a rent of £1,750 pa plus VAT. The net rent produced is therefore £15,750 pa
- Held Long Leasehold under Land Registry Title Number CH185133 (being renewed)
- Energy Efficiency Rating (EPC) - B (48)
- Rateable Value - £18,500

## Guide Price

£125,000 Plus VAT and Fees

For Sale via auction on Wednesday 13 May 2026 via Auction House:-

[www.auctionhouse.co.uk/northwest/auction/lot/147876](http://www.auctionhouse.co.uk/northwest/auction/lot/147876)

## Important Information

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

## Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

## Additional Fees

**Buyer's Premium** - £900 inc VAT payable on exchange of contracts.  
**Administration Charge** - 2.75% inc VAT of the purchase price, subject to a minimum of £2750 inc VAT, payable on exchange of contracts.

**Disbursements** - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



# Viewings and Further Information



**Stuart Cooper**

01772 772 450

[stuart.cooper@auctionhouse.co.uk](mailto:stuart.cooper@auctionhouse.co.uk)



**David Murray**

0161 259 7043

[david.murray@sw.co.uk](mailto:david.murray@sw.co.uk)

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



**Sanderson  
Weatherall**