

FOR SALE / TO LET - PROMINENT RETAIL UNIT / SITE

WARRINGTON | LIDL SUPERSTORE | FENNEL STREET | WA1 2PA

DUE TO RELOCATION

Mason
Partners.



SUMMARY

- Prominent existing retail opportunity.
- Potential redevelopment opportunity.
- Could suit non retail uses.
- Prominent site with good parking.
- Population within 15 minutes 289,366.
- Available by way of a freehold disposal on a conditional / unconditional basis.
- Available on a leasehold basis on terms to be agreed.
- Offers in excess of **£1.5m** for the freehold.
- Offers in excess of **£150,000 pax** for a new lease on a term of at least 10 years



LOCATION

The property is located in a prominent position in central Warrington on the easterly side of Fennel Street, close to Cockhedge Green roundabout.

Fennel Street comprises part of the busy A49 which is the main arterial route linking Warrington with the M62 to The North and the M56 to The South.

Warrington has a population of 175,000 people.



SITUATION

The immediate surrounding area is a mixture of commercial uses with the Cockhedge Shopping Centre and Pure Gym situated on the opposite side of Fennel Street.

Farmfoods, Formula One Auto Centres and Krispy Kreme Drive Thru are located to the immediate North just off Manchester Road. A 60,000 sq ft Sainsburys Supermarket is located to the immediate east, again just off Manchester Road.

Retail Warehousing in Warrington is mainly focused on Junction Nine Retail Park (Brochure attached) off Winwick Road to the North and at Gemini Retail Park (Ikea, Boots, M&S and Next).

Riverside Retail Park is located to the south of the subject location, where retailers include B&M, Next Sports Direct and Home Bargain.



DESCRIPTION

The premises comprise a purpose built Lidl supermarket.

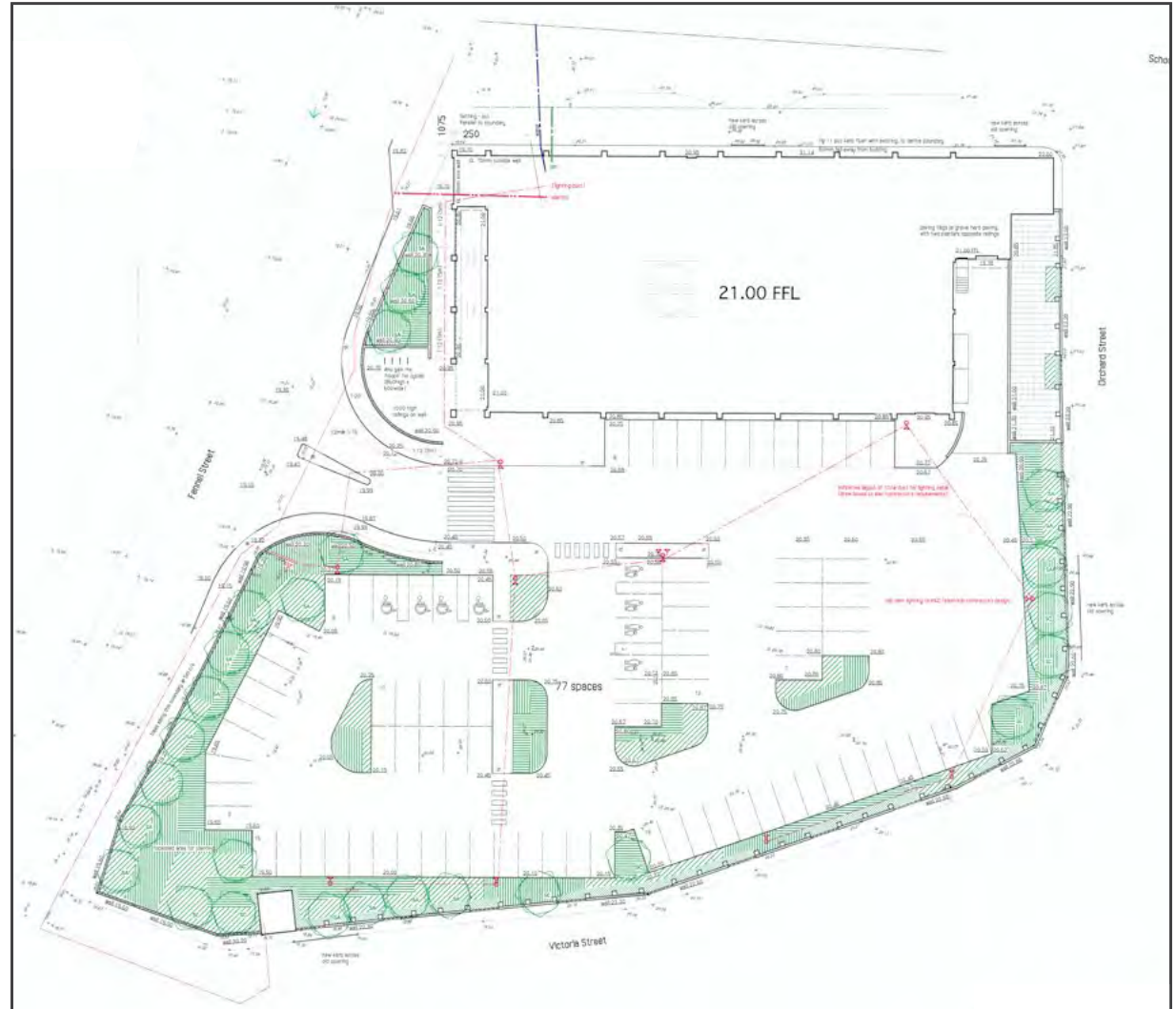
Vehicle access is obtained southbound off Fennel Street.

Single storey construction with tiled roof and rear servicing.

FLOOR AREAS

The subject property comprises the following approximate areas:

Gross Internal Areas	Size Sq Ft	Size Sq M
Ground Floor GIA	14,100 sq ft	1,310 sq m
Sales GIA	10,775 sq ft	1,001 sq m
Total Site Area	c. 1.5 acres	c. 0.6 hectares



CAR PARKING

The site benefits from 88 car parking spaces.



TENURE

The site is held freehold under Title Number CH235040.

RATES

The premises have a current rateable value of £217,000.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

VAT

The site is / is not registered for VAT.



PROPOSAL

Offers invited for the freehold on an unconditional basis or leasehold on terms to be agreed.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

LEE QUINN M: 07788 188 731 E: leequinn@masonpartners.com

MATHEW GREEN M: 07774 725 095 E: mathewgreen@masonpartners.com

**Mason
Partners.**

MISREPRESENTATION ACT 1967 AND DECLARATION: Mason Partners LLP for themselves and for the vendors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract, ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item, iii) No person in the employment of Mason Partners LLP has any authority to make or give any representation or warranty in relation to this property. Any