

TO LET
PROMINENT ROADSIDE RETAIL OPPORTUNITY



**348-350 Wilderspool Causeway,
Warrington, WA4 6QP**

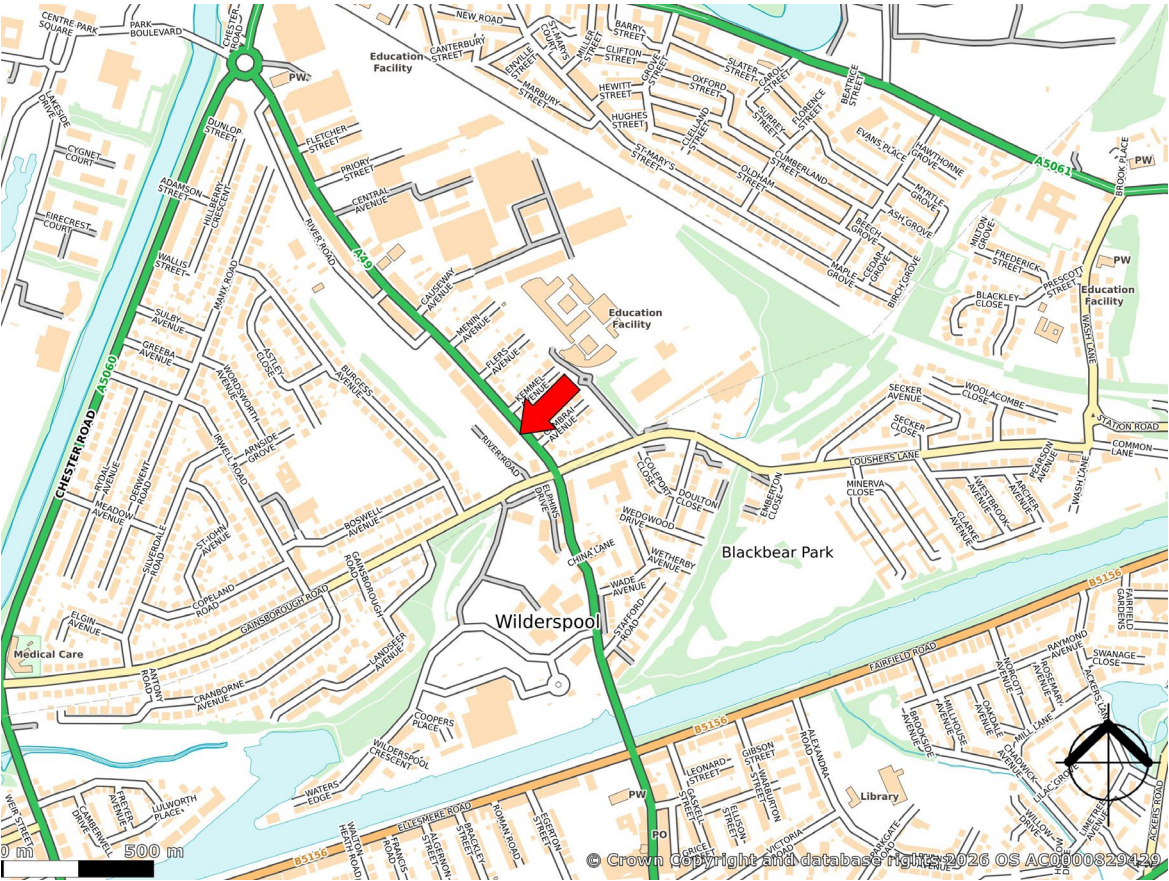
- Highly prominent and visible location fronting A49
- 20,000 + vehicles passing daily
- Affluent area close to Stockton Heath
- Flexible size options
- Surface level car parking

LOCATION:

The property occupies a highly prominent roadside location, approximately 1 mile from Warrington town centre.

It has an expansive frontage to the A49, which is the main arterial rout connecting the town centre to affluent Stockton Heath and the M56 beyond.

The location accommodates a variety of established uses including Sandstone Supplies, a veterinary practise and a children’s nursery.



DESCRIPTION:

The premises are arranged over ground and first floor levels, suitable for a variety of uses.

The property benefits from easily accessible car parking to the front, side and rear, along with a substantial yard area suitable for storage if required.

ACCOMMODATION:

The premises is arranged over ground and first floors providing the following approximate areas:

Floor	SQ.FT.	SQ.M.
Ground	7,000	650.32
First	7,000	650.32





LEASE:

The premises are available by way of new Full Repairing and Insuring Leases for a term of years to be agreed.

RENT:

Ground floor:	£20.00psf
First Floor:	£12.00psf
Whole Property:	£16.00psf

SERVICES:

All mains services are connected.

RATES:

The current Rateable Values are as follows:

No 348:	£36,000
No 350:	£14,750
No 350A:	£18,750

The Uniform Business Rate for the year 2025/26 is £54.6p/ small business (below \$51,000 RV) £49.9p

Interested parties are advised to verify this information (www.voa.gov.uk)

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C(63)

VAT

We are advised that VAT is applicable to the above rentals.

LEGAL EXPENSES

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

To arrange a viewing please contact:



MATT ROBERTS
Chartered Surveyor
matthew.roberts@g-s.co.uk
07570 294 627



CONOR MULLOY
Director
conor.mulloy@g-s.co.uk
07841 661 990

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. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.