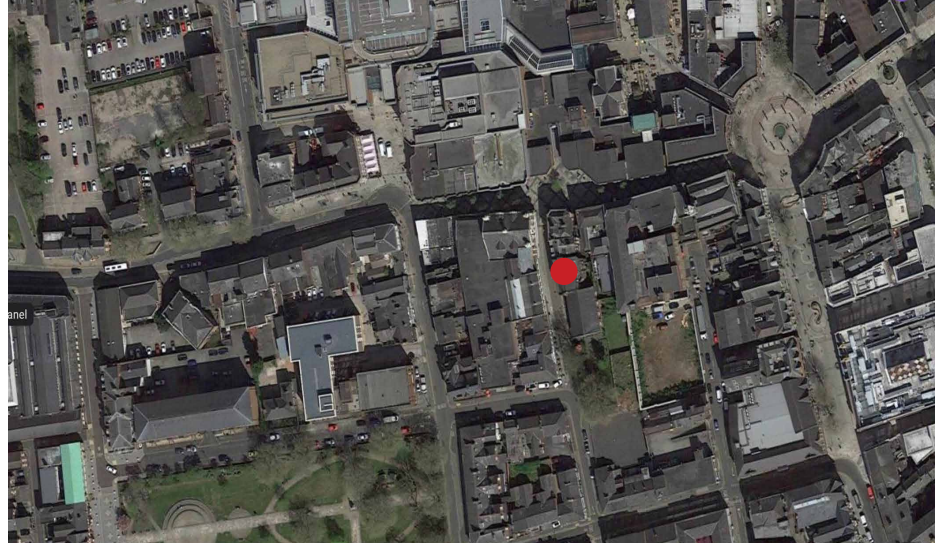




**4 Cairo Street
Warrington, WA1 1EE**

- 119.93 sqm (1,291sqft) at ground floor
- Arranged over ground, first and second floors
- Character building in central location
- Passing Rent: £30,000 per annum exclusive



LOCATION

Warrington is a large populated town situated 20 miles east of Liverpool and 16 miles west of Manchester. The new popular Times Square development, anchored by Cineworld, is situated in close proximity and brings significant evening activity.

The premises occupy a central location fronting pedestrianised Cairo Street and in close proximity to the Golden Square Shopping Centre where occupiers include; H&M, Boots, JD Sports and Kenji. The Hive WA1 has recently opened immediately adjacent to the subject property with leisure venue The Brass Monkey already trading. This scheme will further enhance evening activity in this location.

ACCOMMODATION

The premises are arranged over ground, first and second floors.

Ground floor: 119.93sqm (1,291sqft)
Basement: 125.97 sqm (1,356sqft)
Second floor: 115.94 sqm (1,248sqft)

LEASE

The premises are let to Barclays with the lease expiry 24th December 2024. Further lease details available upon request.

PASSING RENT

£30,000 per annum exclusive.

BUSINESS RATES

Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk)

EPC

Energy Performance Certificate available upon request.

VAT & LEGAL EXPENSES

Each party to bear their own legal expenses, however, the tenant will be responsible for any VAT payable, Stamp Duty and registration dues incurred in connection with this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-money Laundering regulations, sources of funding and identification will be required from the successful bidder prior to instructing solicitors.

To arrange a viewing please contact:



Conor Mulloy

Director

conor.mulloy@g-s.co.uk

0161 302 5312

07841661990

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: June 2022