

# 24 SANKEY STREET, WARRINGTON

## Long Leasehold or Leasehold Available

# M&S

EST. 1884

savills

### LOCATION

The premises is situated in a prime location on Sankey Street, close to one of the main entrances to Golden Square Shopping Centre. It also benefits from an internal frontage to the mall of Golden Square. Retailers in close proximity include **Nationwide, Starbucks, Boots, Poundland, Brighthouse** and **Specsavers**.

### ACCOMMODATION

The property is arranged over four floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	23,157	2,151
Basement	18,043	1,676
First	24,023	2,232
Second	18,231	1,694
<b>Total</b>	<b>83,458</b>	<b>7,753</b>

\*The property is available as a whole or on a split.

### TENURE

The premises is available on a Long Leasehold basis (due to expire 2102) with full Vacant Possession.

Alternatively, the premises is available on a new lease basis on the whole or part.

### RENT

Rental information available upon request.

### SERVICE CHARGE

There is an annual Service Charge of £162,160 pa.



