

# TO LET

51 SANKEY STREET, WARRINGTON, WA1 1SL

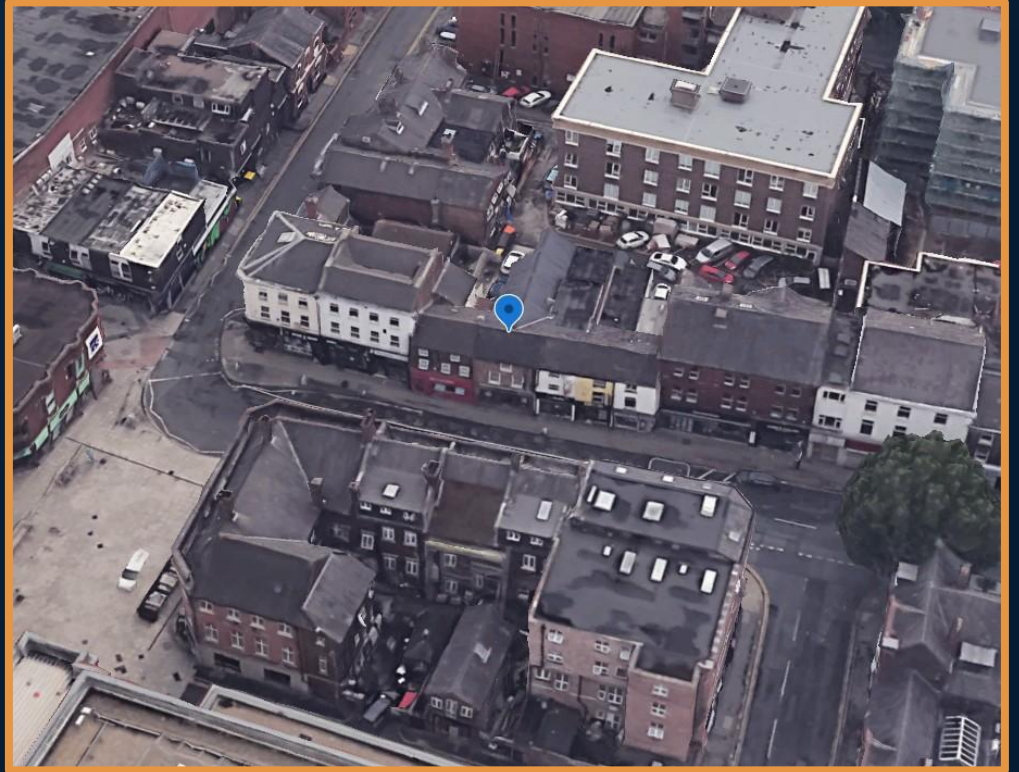


# LOCATION

51 SANKEY STREET, WARRINGTON, WA1 1SL

51 SANKEY STREET SITS JUST MOMENTS FROM THE GOLDEN SQUARE SHOPPING CENTRE, THE TOWN'S DOMINANT RETAIL DESTINATION, WHICH DRAWS A WIDE CATCHMENT OF VISITORS AND ANCHORS THE SURROUNDING HIGH STREET ACTIVITY. THE IMMEDIATE AREA IS CHARACTERISED BY A VIBRANT BLEND OF RETAIL, CAFES, RESTAURANTS AND SERVICE PROVIDERS, CREATING A DYNAMIC AND ENGAGING ENVIRONMENT THROUGHOUT THE DAY AND INTO THE EVENING.

WARRINGTON'S CENTRAL LOCATION BETWEEN MANCHESTER AND LIVERPOOL UNDERPINS ITS STRONG ECONOMIC APPEAL, WITH BOTH CITIES ACCESSIBLE WITHIN APPROXIMATELY 30 MINUTES BY ROAD OR RAIL. EXCELLENT CONNECTIVITY IS FURTHER SUPPORTED BY PROXIMITY TO THE M6, M62 AND M56 MOTORWAYS, AS WELL AS WARRINGTON BANK QUAY AND WARRINGTON CENTRAL RAILWAY STATIONS, OFFERING DIRECT SERVICES ACROSS THE REGION AND BEYOND.



# PHOTOS

51 SANKEY STREET, WARRINGTON, WA1 1SL



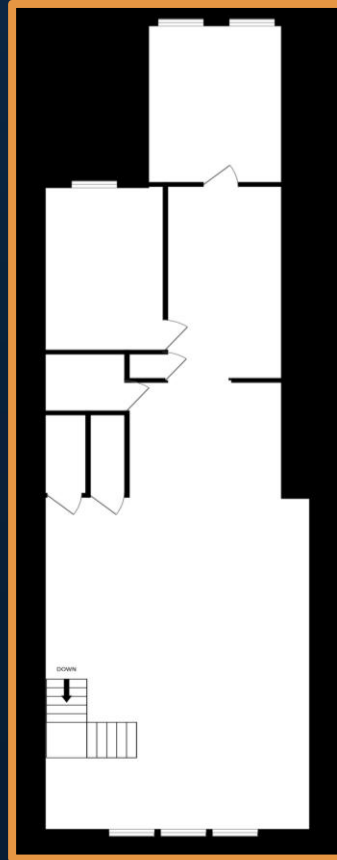
# GROUND FLOOR FLOORPLAN

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# FIRST FLOOR FLOORPLAN

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# DETAILS

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## DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- ROADSIDE FRONTAGE
- TOTAL ACCOMMODATION – CIRCA 2,300 SQ.FT
- WELL ESTABLISHED COMMERCIAL PREMISES
- SUITABLE FOR USE CLASS E AND SIMILAR
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS
- 1 CAR PARKING SPACE TO THE REAR

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- THE PREMISES ARE AVAILABLE BY WAY OF A NEW LEASE TERM FROM 3 YEARS

## RENTAL

- £32,400 PER ANNUM EXCLUSIVE OF VAT

# ENQUIRIES

51 SANKEY STREET, WARRINGTON, WA1 1SL



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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