

LARGE EDGE OF TOWN CENTRE RETAIL UNIT AVAILABLE FOR SALE OR TO LET

UNIT G, THE COCKHEDGE CENTRE, WARRINGTON WA1 2QQ



- ◆ **Large prominent edge of town centre retail warehouse unit.**
- ◆ **Well-maintained and ready to trade from.**
- ◆ **Large service yard to the rear.**
- ◆ **Dedicated car park to the front.**

UNIT G, THE COCKHEDGE CENTRE, WARRINGTON WA1 2QQ

LOCATION

The property is very prominently located on the eastern edge of Warrington town centre, on the A49, and located at the front of The Cockhedge Centre, which is anchored by Asda.

Other occupiers in the retail park include JD Gyms, Angling Direct and The Pet Vet. Other nearby retailers include Sainsburys, Farm Foods and Pure Gym.

Location Plan

1:1250



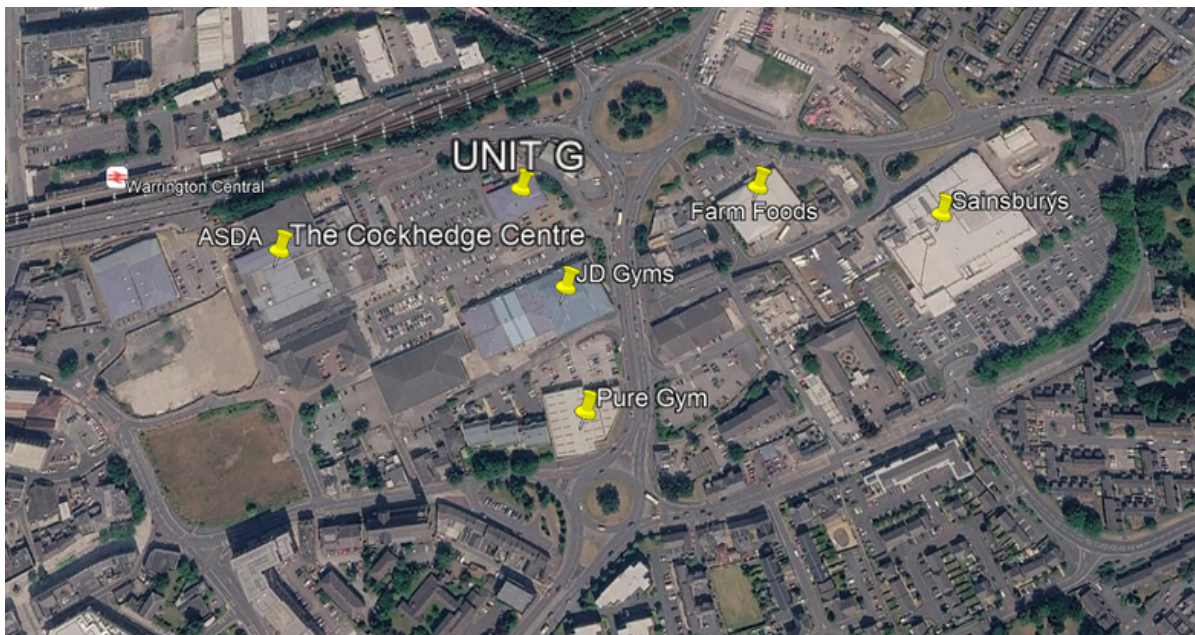
Site Aerial Photo

UNIT G, THE COCKHEDGE CENTRE, WARRINGTON WA1 2QQ

ACCOMMODATION

Internal Width:	120 ft (36.6m)
Unit Depth:	78 ft 9 in (24.0m)
Eaves Height:	6.5m
Ground Floor Gross Internal Area:	9,722 sq ft (903.5 sq m)

There is a large service yard to the rear, and the property has its own dedicated car park to the front for approximately 43 cars.



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LEASE / RENT

The property is available on a new 10 year lease at a rent of **£120,000 per annum**, exclusive of VAT and business rates.

PRICE

Alternatively, the property freehold is for sale at a price of **£1.2m**.

PLANNING

The property benefits from unrestricted Class E retail use.

BUSINESS RATES

Interested parties are advised to make their own enquiries to <https://www.gov.uk/find-business-rates>.

LEGAL COSTS

Each party are to be responsible for their own costs incurred in the transaction.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf
We recommend you obtain professional advice if you are not represented.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C. A certificate is available upon request.

VAT

All prices and rents are quoted exclusive of but may be liable to VAT.

ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWINGS

Strictly by appointment through sole agents:
Contact: Stephen Perrett,
Cheetham & Mortimer
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT SEPTEMBER 2026



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