

24 SANKEY STREET, WARRINGTON

Long Leasehold or Leasehold Available

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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** 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
Total	83,458	7,753

*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.



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RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £265,000

UBR Rate (2025/2026) 55.5p

Rates Payable: £147,075

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Jonathan Netley

07768 857 690

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Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing; 020 7499 8644 | February 2023

