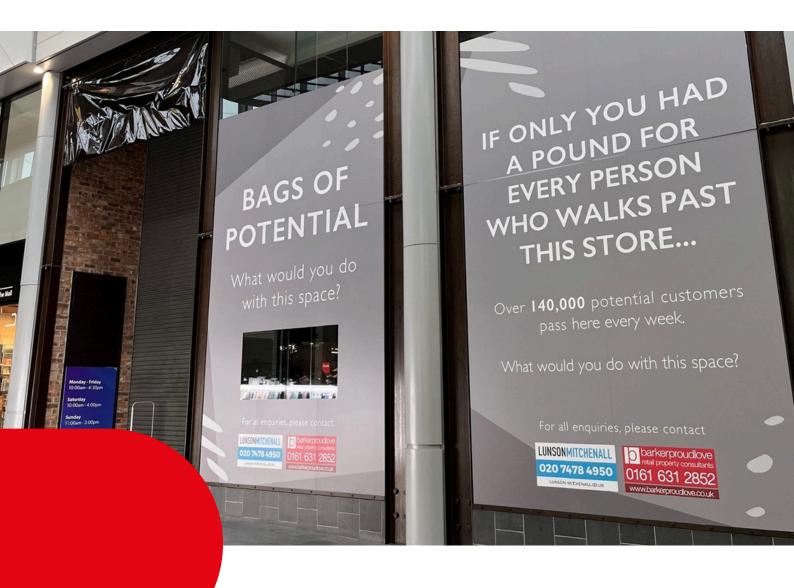


Manchester Office: 0161 631 2852

To Let



Warrington

Unit SU25, 20 The Mall, Golden Square Shopping Centre

5,290 sq ft (491.46 sq m) Rent on Application



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Location & Description:

- Warrington sits astride the country's major north-south and east-west arterial
 routes of the M6, M56 and M62 motorways, in the affluent region of Cheshire.
 The Golden Square shopping centre sits in the heart of the town comprises of
 675,000 sq ft of retail and leisure, totalling more than 140 shops, restaurants
 and cafes. Warrington bus station links directly into the centre via the lower
 ground floor providing easy access for the visiting shoppers.
- Primark anchor the scheme occupying 56,000 sq ft. Other retailers include Superdrug, Iceland, JD Sports, Tessuti, New Look, H&M and many more.
- The external 'Old Fishmarket Square' allowing late night trade hosts a number of leisure occupiers including Nando's, Ask Italian, Dorado Lounge and Café Nero.

Demise:

Ground Floor 5,290 sq ft (491.46 sq m)

Rent

Available upon request.

Lease:

A new lease on terms to be agreed. Short term lets will be considered.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment - E.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £67,000.

Date Prepared:

August 2024.

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WARRINGTON BUS STATION (1700) (ACTUAL) & ICELAND FROZEN FOOD OVER & WORLD PHONE ACCESSORIES & NEWS TRAVEL CTN IBROW BEAUTY SALON SKY RAMP SAL SAL CAKE SUPP USH HEALTH & BEAUTY SHOES ESCALATO VACANT CLAIRE'S TIM HORTONS COFFEE SHOP (2 RETAIL FLOORS) THE HOP POLE BARRHEAD TRAVEL AGENT COSTA WEAR COFFEE SHOP SECRET SHOE THREE. TELEPHONES Od Comments of the Control of the Co JUNGLE MANIA TESSUT AMUSEMENTS MENS WEAR VACANT (2 RETAIL FLOORS) QUIZ ADIES WEAF VISION EXPRESS PANDORA FOOT LOCKER 臨 GIFTS SCHUH NATUR THPY MONSOON VACAN THE SHAP 莊 SELEC ACCESSORIZE LADIES ACCESSOR MALL WATERSTONES VAPE VOLT BOOKS SPORTS GOODS VACANT THE BLUE RELI CLINTONS OFFICE NEWSAGENT & BOOKS HOLLAND & BARRETT HEALTH FOOD ARDS & GIFTS RHODE ISLAND POST OFFICE H SAMUEL LYME STREET DEICHMANN TRESPASS TACO BELL SHOES OUT WR & FAST FOOD RESTAURANT VACANT LADIES & MENS WEAR THE ENTERTAINER (2 RETAIL FLOORS) VINTAGE VIOLA CHARITY SHOP TOYS & GAMES CASE & CASE BOOTS LLOYDS JAMAICA BLUE YEALTH & BEAUTY BANK CAFE (2 RETAIL THE COFFEE HOUSE PORTUGUES GOLDEN SQUARE 0 LEGH STREET BOOTS CHEMIST VACANT (2 RETAIL FLOORS) REGENT STREET MAR

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