

# To Let



## Warrington

Unit SU25, 20 The Mall, Golden Square Shopping Centre

5,290 sq ft (491.46 sq m)

Rent on Application

## 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.

### Contact Us:

#### Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

#### Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

### Joint Agent:

#### Lunson Mitchenall

John Fowler

020 7478 4950

johnf@lunson-mitchenall.uk

