

# TO LET

## RETAIL UNIT

538.60 SQ M (5,795 SQ FT)

Lamb & Swift  
Commercial Property

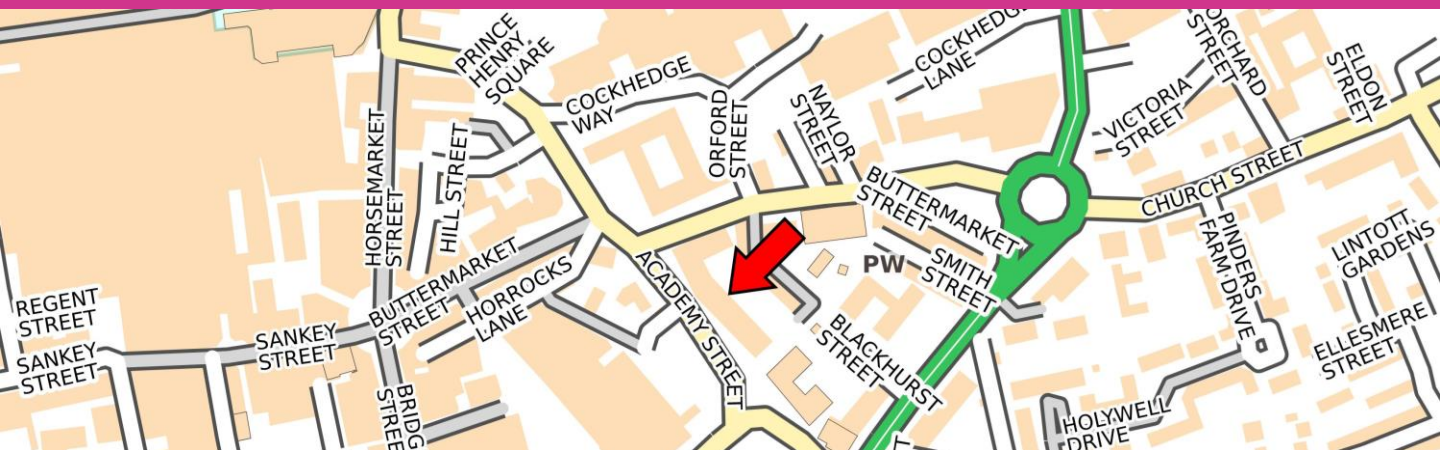
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**UNIT 1**  
**ROEBUCK PLAZA**  
**WARRINGTON**  
**WA1 2NN**

**£55,000**  
Per annum

- Situated within a development of 144 apartments in Warrington Town Centre
- Open plan retail space ideal for a convenience store



### LOCATION

Roebuck Plaza is a new development of 144 apartments above commercial units, prominently positioned at the eastern edge of Warrington Town Centre, at the junction of Buttermarket Street and Academy Street.

The majority of the retail frontage of Unit 1 is to Buttermarket Street, and the unit benefits from a return frontage to Academy Street.

The property is 0.2 miles from the Cockhedge Shopping Centre, and 0.2 miles from the Golden Square Shopping Centre.

### DESCRIPTION

The property comprises a newly developed open plan retail space ready for its first occupier.

There are several potential entrances, with glazed retail frontages installed to both the Buttermarket Street and Academy Street facing elevations.

The unit has concrete floors which are raised to the Academy Street end of the premises, fire proof underlined ceilings and is ready for tenants fit out.

The space is ideal for a convenience store operator.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Retail Unit	538.60	5795

### LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term.

The rental is £55,000 per annum.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Rateable Value: To be confirmed.

Business Rates Payable 2023: To be confirmed.

### EPC

Energy Rating: A (22).

A full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Joshua Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

**Lamb & Swift Commercial**  
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## Unit 1 Site Plan – (Edged in Red)

