

# TO LET

## GROUND FLOOR UNIT

### 126.80 SQ M (1,364 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 1  
PALMYRA HOUSE  
PALMYRA SQUARE  
WARRINGTON  
WA1 1JQ**

**£12,000**  
Per annum

- A self-contained ground floor commercial unit
- Suitable for a variety of uses
- Located in Warrington town centre, fronting Palmyra Square & Queens Gardens



### LOCATION

This commercial unit occupies a prominent location in Warrington town centre, fronting the Queens Gardens at Palmyra Square.

The surrounding area is mixed in character, with uses including residential, restaurants, offices (including solicitors and accountants) bars and retail.

Warrington Bank Quay Train Station and Warrington Central Train Station are both 0.5 miles from the subject premises providing access to both the north/south line, and Transpennine (east/west) lines.

### DESCRIPTION

The property comprises a ground floor commercial unit which is situated within a 4-storey apartment building.

The unit is self-contained, with its own access from Palmyra Square, and provides an open plan retail space, with WC.

Externally there is parking available at the rear, and there is a bike store adjacent to the unit. There are additional on street parking bays in the local area.

The unit is suitable for a variety of trades including retail, services, offices and leisure (no hot food takeaways), and has had no previous occupiers and is ready for a tenant to come in and complete their fitout.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor Unit 1	126.80	1,364

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 3 years.

The rental is £12,000 per annum exclusive.

### SERVICES

The mains services connected to the property to include water, 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

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

An EPC has been commissioned and 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: Josh Morgan

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