

**348-350, Wilderspool Causeway, Warrington, WA4 6QP****Roadside Retail Opportunity****Summary**

Tenure	To Let
Available Size	3,500 to 14,000 sq ft / 325.16 to 1,300.64 sq m
Business Rates	Various Entries
EPC Rating	C (63)

Key Points

- Flexible Size Options
- Highly Visible Position
- Fronts A49
- High Profile Advertising
- 20,000 + Vehicles Pass Daily
- Extensive Car Parking
- Short Walk to Stockton Heath
- Affluent Area

Location

The property is located around 1 mile from Warrington town centre, within a mixed use suburban area, fronting the A49.

It occupies a prominent roadside position on Wilderspool Causeway, which is the main arterial route into Warrington from affluent Stockton Heath.

Other businesses along this stretch of road include Sandstone Supplies, a children's day nursery and a well established veterinarian centre.

Description

We are delighted to bring to the rental market this exciting roadside retail opportunity.

The property benefits from a limitless variety of usage and size options, within the current building footprint, which is arranged over ground and first floor levels. The ground floor will be ideal for high profile occupiers with retailing in mind and the first floor should be ideally suited for destination occupiers, such as clinical and leisure etc.

Externally there are parking areas to the front, side and rear, as well as a large yard that could also enable some external storage. Dual access is also available, with the main entrance being directly off Wilderspool Causeway, together with a more concealed entrance, ideal for loading, directly on to Gainsborough Road.

Currently the buildings are completely vacant and at this point the majority of size and use options can be catered for immediately.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,000	650.32
1st	7,000	650.32
Total	14,000	1,300.64

Lease Terms & Rental

The property is available by way of new Full Repairing and Insuring Leases for minimum 5 year terms at the following commencing rentals:

- Ground Floor £20 psf.
- First Floor: £12 psf.
- Whole Building: £16 psf.

Services

All mains services are connected.

Rating

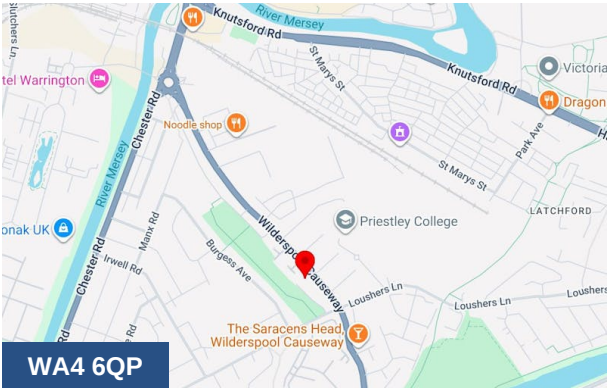
The entries appearing in the Rating List of the Local Authority identifies the following Rateable Values of:

- No. 348 - £36,000.
- No. 350 - £14,750.
- No. 350A - £18,750.

The Uniform Business Rate for the year 2025/26 is 54.6p / small business (below £51,000 RV) 49.9p.

VAT

We are advised that VAT is applicable to the property.



Viewing & Further Information



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