MORGAN WILLIAMS.

Pub
TO LET

29 Church Street, Warrington, WA1 2SS

Pub/Restaurant Lease For Sale

Summary

Tenure	To Let
Available Size	1,152 sq ft / 107.02 sq m
Rent	£16,000 per annum
Rates Payable	£5,348 per annum
Rateable Value	£14,000
EPC Rating	Upon enquiry

Key Points

- Recently Renovated
- Outside Terrace/Seating
- F&F Included
- Zero Rates For Small Business
- Full Bar Installed
- Kitchen Fitted With Extraction
- Trade From Day One
- Licensed Premises

Description

Due to unforeseen circumstances, this recently renovated and updated bar property is back available for a new tenant to begin occupancy.

Fronting Church Road via the front entrance, you are welcomed with a central bar feature along the right hand side, with a handful of individual seating areas upon immediate entry and toward the rear of the space.

Also within is a fitted kitchen with a selection of brand new cookware and facilities. A full itemised list of the equipment can be provide upon request and can be obtained with a new lease with a premium of £60,000 for all of the above as a one of payment to secure the business opportunity.

A new lease will be issued direct from the landlord.

Location

The property is prominently situated at the roundabout junction of the A49, Buttermarket Street and Church Street.

It is situated on the fringe of the Town Centre and convenient parking is available directly opposite, on Buttermarket Street, and the close by Sainsburys, which is just 3 minutes walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,152	Available
Total	**1,152**	

Rental

£16,000 per annum.

Services

Mains electricity, water and drainage are connected.

Lease For Sale / Premium

Available for purchase of a one off payment of £60,000 for the current lease and all fixtures and fittings within the property.

Trading Hours

We are advised by the Landlord that the property is licensed for food and drink until Midnight, 7 days a week.

Lease Terms

A new long term Lease is available direct from the Landlord, for a minimum 5 year term, on a tenant's effectively full repairing and insuring basis

Viewing & Further Information

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BEERS
COBRA
KINGFISHER
CORONA EXTRA
HEINEKEN
BIRRA MORETTI
BUDWEISER
STELLA ARTIOS
SAN-MIGUEL
ALCOHOL-FREE BEER
HEINEKEN - 0.0%
PERONI NASTRO - 0.0%
WINES
HOUSE RED
HOUSE WHITE
HOUSE ROSE
PINOT GRIGIO
SAUVIGNON BLANC
SPARKLING WINE