

WARRINGTON

COCKHEDGE SHOPPING CENTRE, WA1 2QQ

PRIME SHOPS TO LET



- ◆ Attractive shopping centre location
- ◆ Anchored by 75,000 ft² Asda Superstore
- ◆ Pedestrian foot-flow approximately 100,000 per week
- ◆ Parking for over 700 vehicles
- ◆ In close proximity to the relocated Bus Station and redeveloped Golden Square Shopping Centre
- ◆ Join Asda, Argos, TK Maxx, Superdrug, Wilkinson, Staples and Textile Direct.

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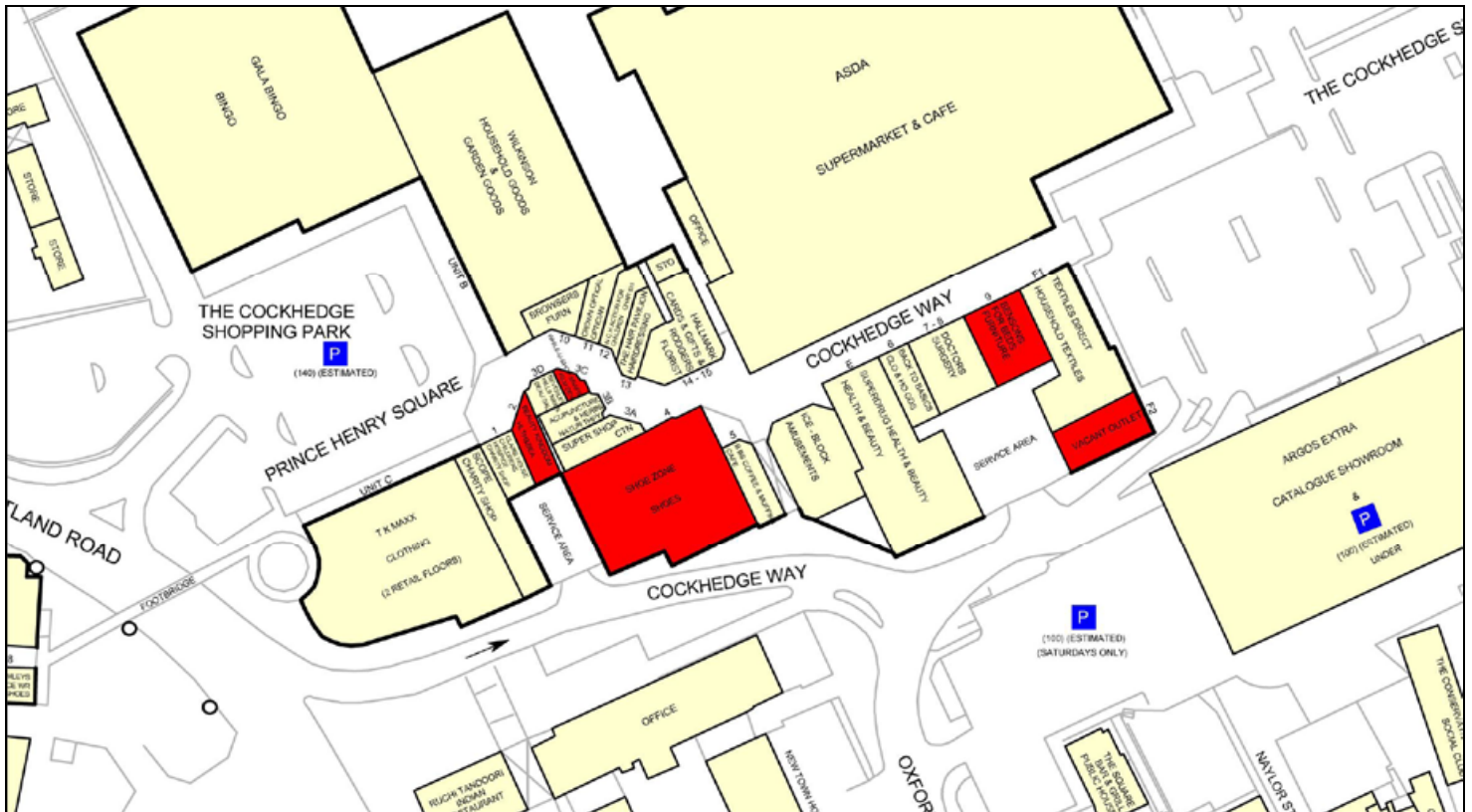
property consultants

0151 242 3000

Gladstone House, 11 Union Court, Liverpool L2 4UQ.
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COCKHEDGE SHOPPING CENTRE



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ACCOMMODATION, RENT & RATES

Unit	Ground Floor	Rent pa	Rates*
2	88.6 m ² (954 ft ²)	£26,500	RV: £16,000.00 RP: £6,512.00
3C	23.04 m ² (248 ft ²)	£9,500	RV: £7,200.00 RP: £2,930.40
4	690.5 m ² (7,432 ft ²)	Upon request	RV: £84,000.00 RP: £34,776.00
9/10	166.8 m ² (2,011 ft ²)	£39,000	RV: £46,250.00 RP: £19,147.50

*Figures taken from VO Website.

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

TENURE

The premises are available by way of new full repairing and insuring leases incorporating 5 yearly upward only rent reviews with separate provision for recovery of service charge for a term to be agreed.

EPC

An EPC has been commissioned and is available upon request from Mason Owen's Liverpool office.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact

Rob Markland

Tel

0151 242 3146

Email

rob.markland@masonowen.com

Or contact our joint agents, Osborne King
(0289 027 0000)

SUBJECT TO CONTRACT

Updated September 2010

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