

Lot 16, 11/15 Buttermarket Street, Warrington, Cheshire WA1 2LY

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Parade Investment	
• Comprising a Parade of 3 retail units with prominent frontage to Buttermarket Street • Tenants include Heron Foods (Owned by B&M Stores), Waterfields Bakery(36 Shops) and Salvation Army. • Situated within the heart of Warrington Town Centre • Adjacent to the £107 million Time Square (Bridge Street Quarter) regeneration scheme • Close to the major Golden Square Shopping Centre with over 140 shops • Neighbouring occupiers include Primark, Boots, Next, H&M, JD Sports, River Island, Greggs and Caffè Nero	
Lot 16	Auction 17th September 2026
Rent £73,500 per Annum Exclusive	Status Available
Sector Retail, High Street Retail	Auction Venue Live Streamed Auction

Location	
Miles	16 miles west of Manchester, 16 miles east of Liverpool, 18 miles north-east of Chester
Roads	M6, M62, M56, A49
Rail	Warrington Central Railway Station, Warrington Bank Quay Railway Station
Air	Liverpool John Lennon Airport, Manchester Airport
Situation	
Warrington is a major commercial and retail centre in Cheshire, strategically located between Manchester and Liverpool with excellent road communications via the M6, M62 and M56, providing access to Manchester, Liverpool, the wider North West and the national motorway network. The immediate area has benefited from significant regeneration and investment, with continued residential and commercial development enhancing the town centre. Most notably, the £107 million Time Square (Bridge Street Quarter) development comprises Warrington Market, a multiplex cinema, restaurants, Council offices, retail accommodation and a multi-storey car park. The property is prominently situated on the south side of Buttermarket Street, in the heart of Warrington Town Centre, close to Time Square and the Golden Square Shopping Centre, which comprises over 140 shops, within walking distance of Warrington Central Railway Station. Neighbouring occupiers include Primark, Boots, Next, H&M, JD Sports, River Island, Greggs and Caffè Nero.	
Tenure	
Freehold.	
EPC	

Description
The property comprises 3 retail units providing retail accommodation on the ground floor with ancillary accommodation on the upper floors. The property benefits from a prominent frontage to Buttermarket Street, together with rear Car Parking, Servicing and access from Hill Street. The upper parts may offer potential for alternative use or residential conversion (subject to consents).
VAT

VAT is applicable to this lot.

DISCLAIMER
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11 Buttermarket. See Legal Pack. 13 Buttermarket. Band C. 15 Buttermarket.

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Band C.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
11 Buttermarket	Ground First	Retail/Ancillary Ancillary	274.40 268.80	(2,953) (2,893)	HERON FOODS LIMITED (CRN 01392197) t/a Heron Foods (2)	5 years from 12/04/2022	£30,000	(12/04/2027)
13 Buttermarket	Ground First	Retail Ancillary	87.20 29.90	(938) (321)	WATERFIELDS (LEIGH) LIMITED (CRN 00337210) t/a Waterfields Bakery (3)	10 years from 21/10/2015 - Holding Over	£20,500	Holding Over
15 Buttermarket	Ground First	Retail/Ancillary Ancillary	107.40 105.30	(1,156) (1,133)	SALVATION ARMY TRADING COMPANY LIMITED (CRN 02605817) t/a Salvation Army (4)	10 years from 25/04/2022 (5)	£23,000	(24/04/2032)
Total approximate floor area			873.00	(9,394)			£73,500	

(1) The floor areas stated above are those published by the Valuation Office Agency - now HMRC (www.voa.gov.uk).

(2) Heron Foods Limited (CRN:01392197) currently operate from over 340 shops nationwide and employ over 6000 people. Heron Foods was established in 1979 and remained a family business until September 2017 when it was brought by B&M Stores (for more information, please see <https://heronfoods.com/about/>). For the 52 weeks ending 28th March 2026 Heron Foods Limited (CRN: 01392197) reported a Turnover of £544,838,000 and Net Assets of £80,455,000 (Report and Financial Statements as published at Companies House 27/08/2026).

(3) Waterfields (Leigh) Limited (CRN: 00337210) currently operate from 36 shops and was established in 1926. For the 52 weeks ending 5th April 2025 Waterfields (Leigh) Limited (CRN: 00337210) reported a Turnover of 14,778,681 and Net Assets of £1,399,290 (Report and Financial Statements as published at Companies House 27/08/2026).

(4) The Salvation Army Trading Company is a Christian Charity that has 650 churches and community centres as well as over 400 charity shops across the UK. (www.salvationarmy.org.uk). For year ending 31st March Salvation Army Trading Company Limited (crn02605817) reported a Turnover of £89,932,035., Pre Tax Profits of negative £2,114,652. and Shareholders Funds of £18,157,612. (Source: Strategic Report and Financial Statements as published at Companies House 27/08/2026)

(5) The lease is provides for a tenant option to determine the lease on 24/04/2027 upon serving 6 months prior written notice.

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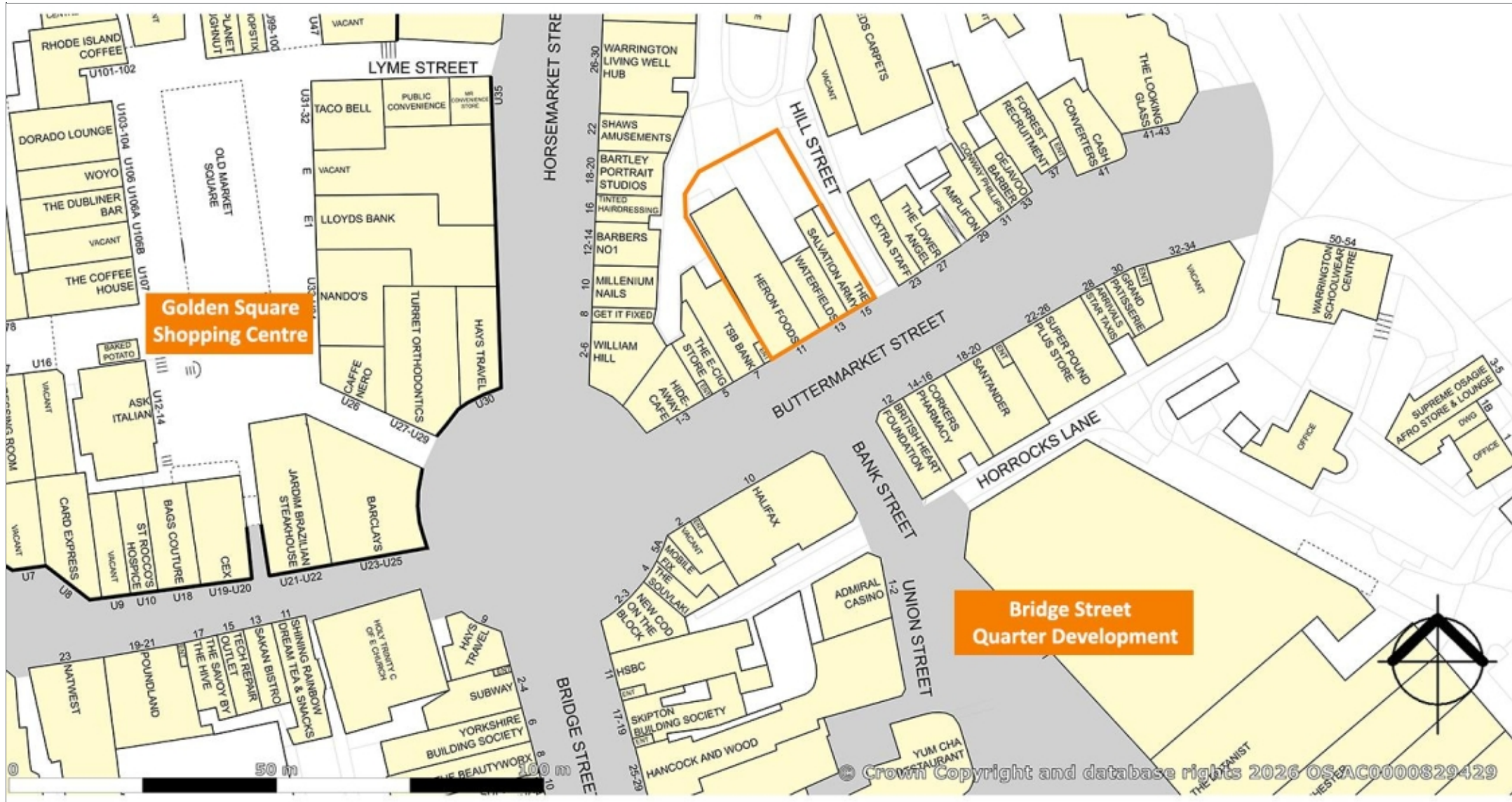


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