

# 65 Bridge Street, Warrington, Cheshire WA1 2HB

Substantial Freehold Nightclub/Bar Opportunity with Change of Use/Redevelopment Potential

Lot 59

Vacant Possession



## Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant
Ground	Nightclub/Ancillary	513.97 sq m	(5,532 sq ft)	VACANT (1)
Basement	Ancillary	254.68 sq m	(2,741 sq ft)	
First	Nightclub/Ancillary	522.09 sq m	(5,620 sq ft)	
Second	Former Hotel Rooms/Ancillary	328.46 sq m	(3,536 sq ft)	
<b>Total</b>		<b>1,619.20 sq m</b>	<b>(17,429 sq ft)</b>	

(1) Please note that the property is currently occupied and trading, but is due to close imminently, and will be sold with Vacant Possession on completion of the sale. Please note that the fixtures and fittings will be removed from the property prior to completion - please see Special Conditions of Sale.

## Key Details

- Substantial property comprising approximately 1,619.20 sq m (17,429 sq ft)
- Fronting £130 million Times Square to include new Cineworld Multiplex Cinema, Market Hall (Warrington Market), restaurants, Council Offices and multi-storey car park – opens late 2019/early 2020
- Potential to redevelop entire or upper parts (subject to consents)
- Of interest to owner occupiers, developers and investors, with change of use and redevelopment potential
- Grade II listed (no empty rates)

## On Behalf of Stonegate Pub Company

### Location

**Miles:** 20 miles west of Manchester  
20 miles east of Liverpool  
**Roads:** A50, A56, M6, M56  
**Rail:** Warrington Central (350 metres)  
Warrington Bank Quay  
**Air:** Manchester Airport

### Situation

The property is located on the east side of Bridge Street, in the heart of Warrington town centre, close to the junction of the pedestrianised Market Gate, Buttermarket Street and Horsemarket Street and 350 metres south of Warrington Central Railway Station. The property is also close to Golden Square Shopping Centre, with some 135 shops, including Primark. Almost adjacent to the property will be the new Times Square, a £130 million development to include a state-of-the-art 13 screen, multiplex Cineworld cinema, a new 42,000 sq ft market hall (Warrington Market), several family restaurants, a new 1,100 space multi-storey car park, new Council offices and a new public square, all of which is due to open by March 2020.

### Description

The property, which is Grade II listed, comprises a large four storey building with ground, first and second floor bar/nightclub, with basement cellar/ancillary accommodation.

### Tenure

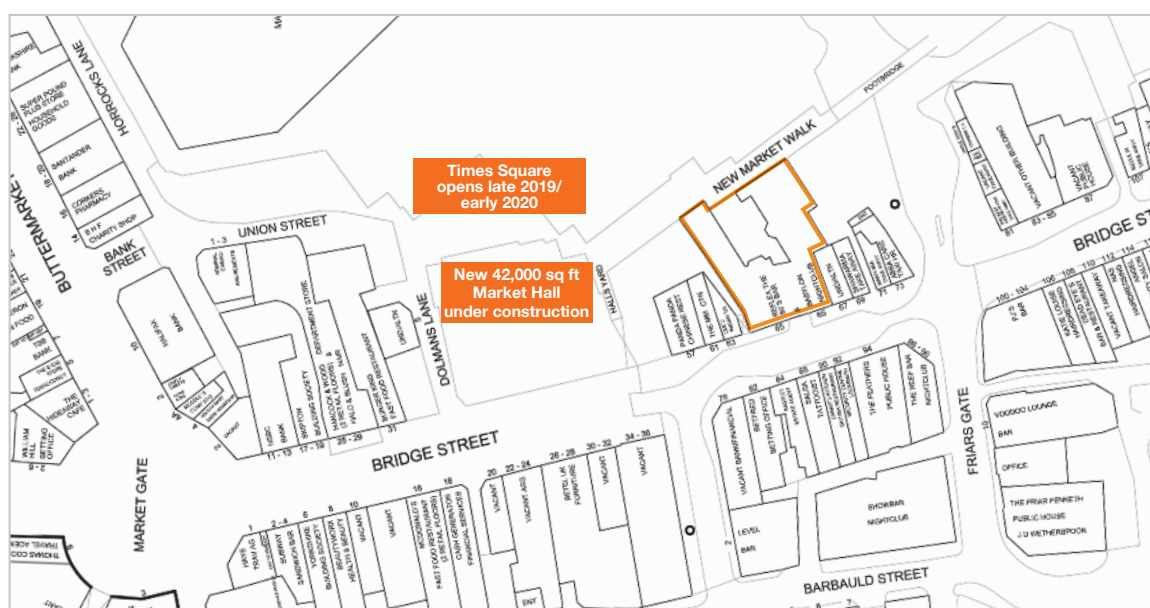
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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