

£2,920 Per Month + VAT

15024.00 sq ft

Unit 3, 26-34 Bridge Street, Warrington, Cheshire WA1 2QW

Summary

Amco Commercial are pleased to offer Unit 3, 26–34 Bridge Street, Warrington, a substantial first-floor commercial unit extending to approximately 15,024 sq ft (1,396 sq m) in a prominent town-centre location.

The property occupies a prime position on the fully pedestrianised section of Bridge Street, directly opposite the Time Square regeneration scheme, home to a multiplex cinema, indoor market and a range of food, beverage and retail operators. The location benefits from strong pedestrian footfall and excellent town-centre accessibility.

The accommodation is arranged entirely at first-floor level and is accessed via twin escalators and a passenger lift from the Bridge Street frontage. The unit benefits from air-conditioning, recessed lighting and predominantly open-plan accommodation, providing flexibility for a range of potential uses, subject to planning.

The substantial floorplate could suit retail, leisure, gym, education, medical, office or other commercial uses, making this an excellent opportunity for an occupier seeking large-format town-centre accommodation.

Significantly Reduced Business Rates

The property's Rateable Value has recently been reviewed and reduced to just £28,000, effective from 6 July 2026, compared with the previous assessment of £105,000. This represents a significant reduction and may provide an attractive business rates position for an incoming occupier, subject to applicable reliefs and eligibility.

Viewings strictly by appointment. Contact Amco Commercial for further information.

Key Features

- Sought After Location
- High Footfall
- High-Spec Premises
- Air Conditioning
- Loading to the Rear
- Directly Opposite Time Square

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
0161 773 3978
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