amco
residential & commercial

26-34 Bridge Street, Warrington, WA1 2QW

£600,000

15024.00 sq ft

Area Map

Details

/// Vacant First-Floor Development / Retail Opportunity

Amco Commercial are pleased to offer for sale Unit 3, a substantial vacant first-floor unit forming part of a prominent corner building at 26-34 Bridge Street in Warrington town centre.

The property occupies a prime position on the fully pedestrianised section of Bridge Street, directly opposite the Time Square regeneration scheme which provides a multiplex cinema, indoor market and a range of food, beverage and retail operators, resulting in high levels of pedestrian footfall.

Unit 3 comprises a large former retail floorplate extending to approximately 15,024 sq ft (1,396 sq m) arranged entirely at first-floor level, accessed via twin escalators and a passenger lift from the shop front on Bridge Street. The accommodation benefits from air-conditioning, recessed lighting and predominantly open-plan space, offering excellent scope for redevelopment or alternative uses such as leisure, gym, education, medical or office accommodation, all subject to planning.

The ground floor of the building is separately occupied by a national discount retailer and does not form part of the sale, providing an active retail frontage below the unit and reinforcing the strength of the location.

Unit 3 is offered with vacant possession, providing an attractive opportunity for developers, investors or owner-occupiers seeking large-format town-centre accommodation in a key regeneration area.

Architect's drawings have been prepared for a 19-unit luxury apartment conversion of the upper floor, and these can be made available to interested parties on request.

For further information or to arrange a viewing, please contact Amco Commercial. Viewings are strictly by appointment only.

Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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