

# to let

Unique Town Centre Multi-Purpose Property

382.3 m<sup>2</sup> (4,115 ft<sup>2</sup>)



The School House  
Treasury Building  
20 Museum Street  
Warrington  
WA1 1JA

- Part of The Treasury Building
- Next to Pyramid & Parr Hall
- Suitable for Various Uses
- Lovely Light & Airy Open Plan Floors
- 5 Minute Walk to Retail Centre

MORGANWILLIAMS.com

**01925 414909**

## Location

The property boasts a truly fabulous location, being part of The Treasury Building, that is situated between the Pyramid Arts Centre and the Parr Hall. The Treasury Building comprises high end restaurants and bars, including Institution, Las Ramblas, Cigar Bar and San Lorenzo.

The main access into the property is Museum Street, which links Winmarleigh Street and Bold Street, giving convenient and easy access around the Town Centre.

## Description

We are delighted to bring to the rental market a unique opportunity to lease a most attractive multi-purpose building that was previously occupied by StagePro, an Academy for Performing Arts.

A new Lease is available direct from the Landord, with effect from the 1st October 2022.

Internally, the accommodation comprises multiple open plan, lofty, light and airy rooms with tall characterful windows and varnished parquet and wooden floors. There is also a large kitchen/cafe with seating area and wc facilities.

To the front of the property is a large car park where car parking spaces can be allocated.

The property would suit a variety of uses, including leisure, office and potentially bar/restaurant, as it is also licensed. It would be perfect for trendy up-market occupiers who require a totally different property vibe to what is generally available from the majority of run of the mill properties.

## Accommodation

Net Internal Area

<b>Total</b>	<b>382.3 m<sup>2</sup></b>	<b>4,115 ft<sup>2</sup></b>
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## Services

All mains services are connected.

## Rates

Rateable Value: £23,500.

The above Rateable Value will be reduced as it includes additional floor space, that has been re-appropriated.

## Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum 5 year term, incorporating periodic upward only rent reviews.

## Rental

£50,000 per annum.

## VAT

We are advised that VAT is not currently applicable to this property.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC– Available on Request**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
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