

THE LOOKING GLASS & ADJOINING RETAIL INVESTMENT

41 – 43 BUTTERMARKE STREET, WARRINGTON, WA1 2LY

FREEHOLD

PROMINENT PUBLIC HOUSE AND
ADJOINING RETAIL INVESTMENT IN THE
CENTRE OF WARRINGTON FOR SALE



CBRE

savills

THE LOOKING GLASS & RETAIL INVESTMENT

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- **Freehold**
- **Prominent corner position fronting Academy Street and Buttermarket Street**
- **Extensive ground and first floor trading areas**
- **Good specification trading area throughout**
- **Large front and rear beer terraces**
- **Demise includes adjoining two storey retail investment let to Chamjoe Trading Limited (T/a Cash Converters) at £15,000 pa until 31.03.23**
- **The retail premises could be combined into the wider pub demise post 2023 (STP)**
- **Offers in the region of £650,000, plus VAT if applicable**

LOCATION

Warrington is a large suburban town in Cheshire, which is located 20 miles east of Liverpool and 16 miles west of Manchester. The town centre is well served with public transport with Warrington Bank Quay and Warrington Central providing regular train services to London, Liverpool and Manchester. The town is currently undergoing significant regeneration.

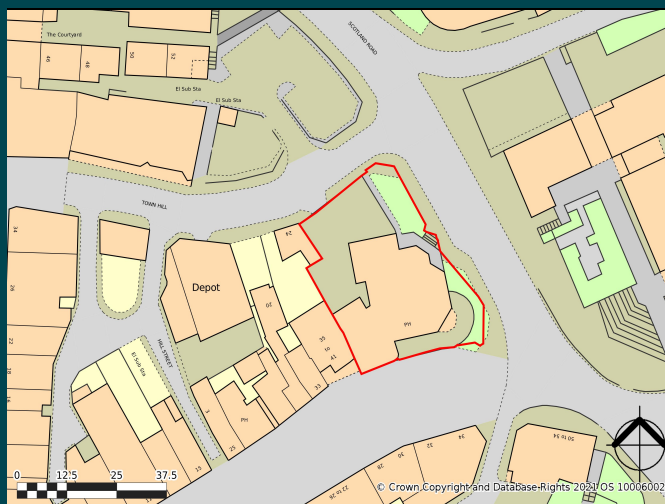
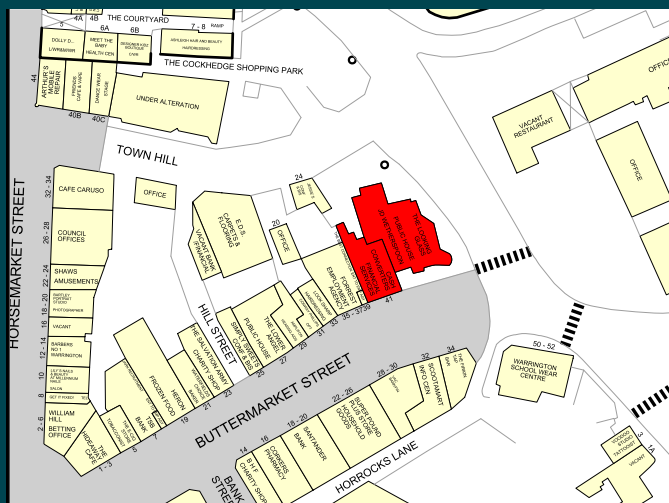
The Looking Glass is located by the retail core and near to a well-established drinking circuit within the town centre with a number of other strong operators within close proximity. Time Square, the town's new leisure district which comprises a 13 screen cinema and several bar restaurant units are located close by. Warrington Central Train Station is a short walk from the property.

DESCRIPTION & ACCOMMODATION

A large prominent end of terrace two-storey brick building under a multi pitched slate roof. To the front and side are two separate external beer terraces laid out to provide seating for approximately 120 customers. In addition there is a small staff car park (5 spaces) and a two storey adjoining retail unit.

PUBLIC HOUSE

Ground Floor: Trading accommodation with central bar servery and seating on loose tables and chairs. Customer WC's, commercial kitchen and beer store are located to the rear.



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First Floor: Further large open trading area with timber bar servery and small external seating area. Staff and storage areas are located to the rear.

RETAIL UNIT

Ground Floor: Open plan trading area with office.

First Floor: Ancillary storage, staff room and staff WC's

APPROXIMATE FLOOR AREAS

Public House

Floor	Description	Sq M	Sq Ft
Ground	Trading & ancillary	382	4,115
First	Trading & ancillary	277	2,985
Total		659	7,100

Retail Unit

Floor	Description	Sq M	Sq Ft
Ground	Trading & Ancillary	144	1,547
First	Ancillary	82	884
Total		226	2,431

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

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TENURE

Freehold

The retail unit is let to Chamjoe Trading Limited (T/a Cash Converters) on a three year lease from 1st September 2020 at a current rent of £15,000 per annum. The lease benefits from a mutual landlord or tenant break throughout the term upon serving of 12 months notice in writing.

RATEABLE VALUE & EPC

2017 Rateable Value -

Looking Glass: £137,000

Retail Unit: £32,000

EPC -

Looking Glass: EPC in the course of preparation.

Retail Unit: B-49

PREMISES LICENCE

The Looking Glass benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Wednesday, 01:00 on Thursday and 02:00 on Friday and Saturday.

TRADING INFORMATION

Historic trading information for the Looking Glass may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items for the Looking Glass can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

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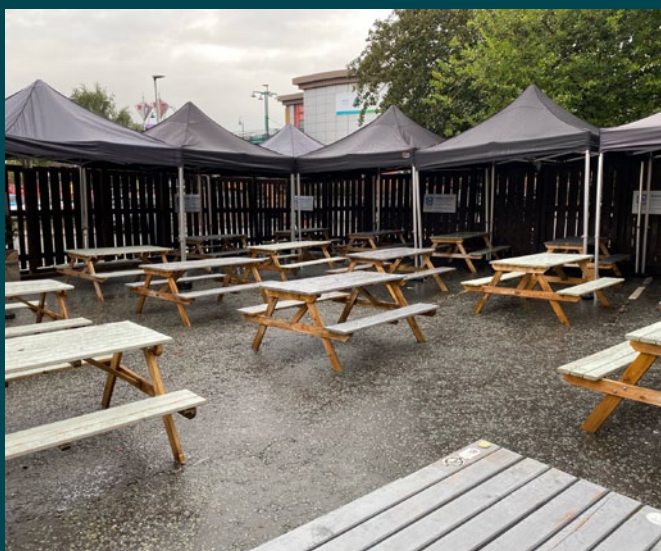
VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills.

Under no circumstances should any direct approach be made to any of our clients staff. Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:
jdwdisposals.co.uk

Offers in the region of £650,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest



CBRE

Nick Huddleston

T: 0161 233 5672

M: 07791 251745

nick.huddleston@cbre.com

James Brindley

T: 020 7182 2651

M: 07827 356616

james.brindley@cbre.com



Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

Jeff Wraith

T: 0161 602 8666

M: 07825 626666

jeff.wraith@savills.com

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