

# for sale

Office Building  
751.9 m<sup>2</sup> | 8,091 ft<sup>2</sup>



21 Bold Street,  
Warrington,  
Cheshire,  
WA1 1DG

- Period Building
- Residential Conversion Opportunity (Subject to planning consent)
- Private Car Park



MORGAN  
WILLIAMS.

01925 414 909





Click map to open in Google

Close proximity to two train stations providing links to Liverpool, Manchester & London



## Location

The property is located in the Cultural Quarter of Warrington where there are leisure, theatre, food and drink, office and residential uses. The primary town's retail area, The Golden Square is situated 0.2 miles from the premises, and the new Times Square Development comprising a new market hall, 13 screen multiplex cinema and 100,000 ft<sup>2</sup> council offices will be accessible within 300m of the premises. (Expected completion June 2020)

The elegant Queens Gardens are diagonally opposite, a landscaped Victorian square available for public use with open air events hosted throughout the year.

Warrington has excellent road communications located close to the M6, M56 and M62 motorways and between Manchester and Liverpool.

Warrington Central Station provides rail links to Manchester and Liverpool and Bank Quay Station is on the west coast London to Glasgow Line.



# Description

The property comprises a substantial Grade II Listed Building. The building is arranged over three storeys, with a basement and is of brick elevations under a pitched slate roof. There is a small two-storey extension to the rear with a flat felted roof.

The premises benefits from a primary entrance from Bold Street and a secondary entrance from Suez Street.

There is a private car park accessed from Bold Street, where there is a separate single storey brick storage building.

Internally the property comprises reception area and meeting room with a series of cellular office rooms, kitchen and toilets.



-  Parking
-  Offices
-  Workshops
-  Kitchen
-  WC's

# Accommodation

*The accommodation has been measured in accordance with the RICS Property Measurement 2nd Edition, adopting IPMS3*

Ground Floor:	274.0m <sup>2</sup>	2,948ft <sup>2</sup>
First Floor:	264.1m <sup>2</sup>	2,842ft <sup>2</sup>
Second Floor:	83.8m <sup>2</sup>	802ft <sup>2</sup>
<b>Total:</b>	<b>621.9m<sup>2</sup></b>	<b>6,692ft<sup>2</sup></b>
Basement:	84.0m <sup>2</sup>	904ft <sup>2</sup>
Store:	130.0m <sup>2</sup>	1,399ft <sup>2</sup>



### Sale Price

£550,000.

### Rates

Rateable Value: £38,500

Payable 2019/20: £18,903.50

### Tenure

Freehold.

### Legal Costs

Each party to be responsible for their own legal costs.

### EPC

Awaiting EPC.

### Viewing

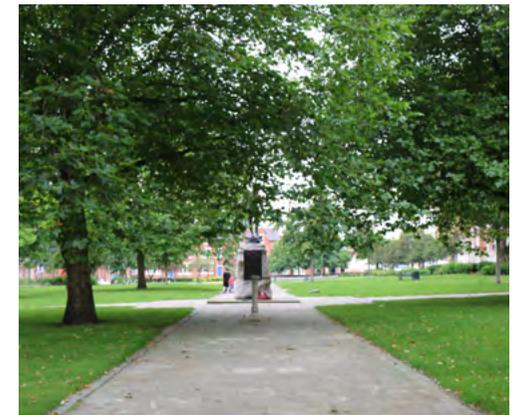
For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

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