

to let

Open Storage Land/Parking

0.4 Acres (0.16 HA) Approx.



Wharf Street Yard
Bridgefoot
Warrington
WA1 2GZ

- Highly Visible Location
- Walking Distance to Town Centre
- Next to Riverside Retail Park & McDonalds
- Ideal for Parking or Open Storage
- Rarely Available Yard Space

MORGANWILLIAMS.com

01925 414909

Location

The site is located at the very top of Wharf Street at its junction with Bridgefoot roundabout, right next to the River Mersey and Warrington New Bridge.

It is situated at the entrance to Riverside Retail Park with occupiers such as McDonalds, Next, Pets at Home, Sports Direct and B&M.

Further along Wharf Street leads to Wharf Industrial Estate which is home to many local and national businesses.

Description

The property comprises a prominently positioned parcel of land, that is predominantly surfaced in asphalt and is fenced and gated onto Wharf Street.

The southern boundary of the site is formed by the River Mersey.

The land is situated in a popular and thriving commercial area, that is conveniently located within walking distance of the Town Centre. Bridgefoot roundabout links the A49 and the A57 giving easy access to the M6, M56 and M62 motorways.

The site is suitable for a variety of storage based uses including car parking.

Site Area

0.4 Acres (0.16 Hectare) approx.

Services

The site is not currently serviced for utilities.

Rates

Awaiting assessment.

Lease Terms

Flexible lease terms are available.

Rental

£24,000 per annum plus VAT.

Legal Costs

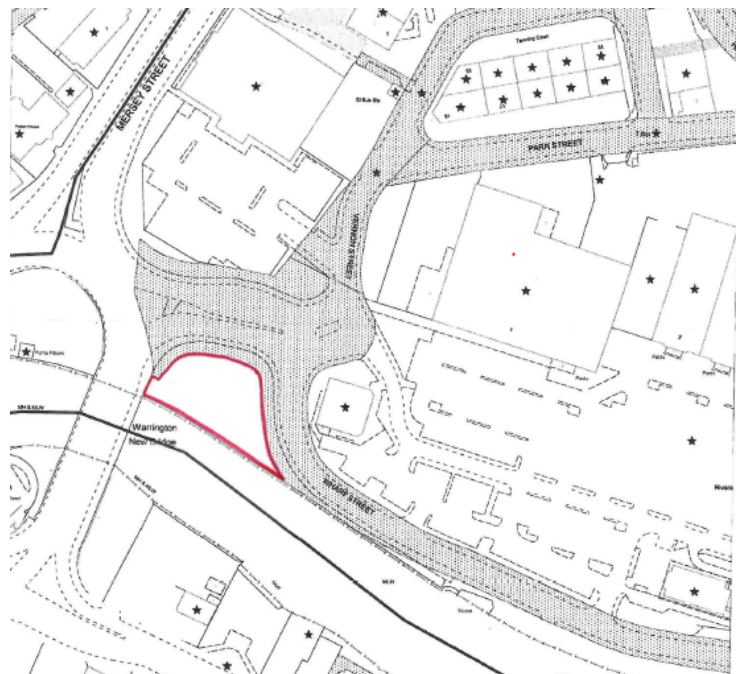
Each party to be responsible for their own legal costs incurred in this transaction.

Contact

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

Rob Bates

RBates@morganwilliams.com



For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

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.
2. All rentals and prices are quoted exclusive and may be subject to VAT.