

for sale

Substantial Office Buildings With Development Potential

388.2 m² (4,178 ft²) Net Internal Areas



27 & 29 Stanley Street
Warrington
WA1 1EZ

- Refurbishment Opportunity
- Residential Development Potential
- Good Parking
- Partly Income Producing
- Attractive Grade II Listed Buildings

MORGANWILLIAMS.com

01925 414909

Location

The property is situated along Stanley Street, set back from Wilson Patten Street, near to the telephone exchange, within the Wilson Patten Street residential development corridor.

The property is situated a short walk from Warrington Bank Quay Station and the retail core with all its amenities. It is also close to Mersey Bank House, which has recently been acquired by the University of Chester.

Description

We are delighted to offer for sale a rare freehold office refurbishment/residential development opportunity, in this rapidly improving part of the town.

The property comprises an adjoining pair of three storey office buildings, with extensive parking to the front and small undercroft to the rear. Basements are also included.

The property presents a fantastic opportunity for a refurbishment/investment or for a multi-unit residential development scheme, subject to planning.

The existing arrangement of accommodation provides individual office rooms throughout the properties and includes wc and kitchen facilities.

The property is of historic local value and is Grade II Listed, offering the opportunity for a premium apartment scheme.

The front parking area runs along Wilson Patten Street and reaches the corner of Bold Street, with access via Stanley Street.

Accommodation

Net Internal Area

27 Stanley Street:	128.3 m ²	1,381 ft ²
29 Stanley Street:	<u>259.9 m²</u>	<u>2,797 ft²</u>
Total:	388.2 m²	4,178 ft²

Services

Mains electricity, water and drainage are connected.

Tenancy Information

The property is predominantly sold with vacant possession on completion, with the exception of the ground floor front corner suite of 29 Stanley Street, which is let to Lumen Technologies UK Limited for a term to expire 30th September 2027 at a current rent of £10,000 pa, this is due for review 1st October 2021 and 2025, upward only and in accordance with RPI. We estimate that the rent should increase to approximately £11,000 pa wef 1st October 2021. The Tenant has a break option 1st October 2022.

Planning

We have not made any detailed enquiries of the local planning authority, however, in our opinion the site benefits from clear residential development potential, having good access, parking and surrounding residential property.

Asking Price

The sale price is £385,000 for these valuable Freehold interests, that are held on 2 separate Titles.

Sale Terms

Unconditional offers are requested for both properties together.

VAT

We are advised that VAT will not be applicable to the above sale price.

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.