

for sale

Retail Premises with Flat Above
Ground Floor 62.7 m² (729 ft²)



142 Longford Street
Warrington
WA2 7PX

- Prominent Corner Property
- Full Vacant Possession
- Ground Floor Shop with Separate Flat Above
- Freehold
- Popular Residential Area

MORGANWILLIAMS.com

01925 414909

Location

The property is situated mid-way along Longford Street, in a popular and well-established residential area. It is situated on the corner of Longford Street and Cowdell Street.

Longford Street links the A49 Winwick Road (traffic lights with McDonalds/Fire Station) to Orford Lane. Access to Junction 9 of the M62 is within a few minutes drive, via the A49.

Description

We are delighted to offer for sale a rare dual-purpose corner property, that is offered with full vacant possession.

The property has been in the long term ownership of a well-regarded local family carpet retailer, whom are relocating.

The property is situated on a busy corner and on-street parking is available to the side and across the road.

Internally the ground floor comprises a large open plan sales area, with useful rear stores and wc facilities.

The first floor comprises a separately accessed self-contained flat, with large lounge, bedroom, kitchen and bathroom.

The property would suit a variety of retail based trades and is ideal for owner occupiers or investors, in this popular busy location.

Accommodation

Net Internal Area

Ground	62.7 m ²	729 ft ²
First	Lounge, bedroom, kitchen and bathroom	

Services

Mains electricity, water and drainage are connected.

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- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

Rates

Ground Floor
Rateable Value: £5,600.

The first floor flat will be subject to Council Tax payments as applicable.

Status

Vacant Possession on completion.

Asking Price

£165,000.

Tenure

Freehold.

VAT

The above sale price is quoted exclusive of VAT, should it be applicable.

Contact

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

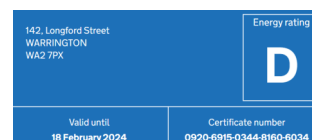
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D





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