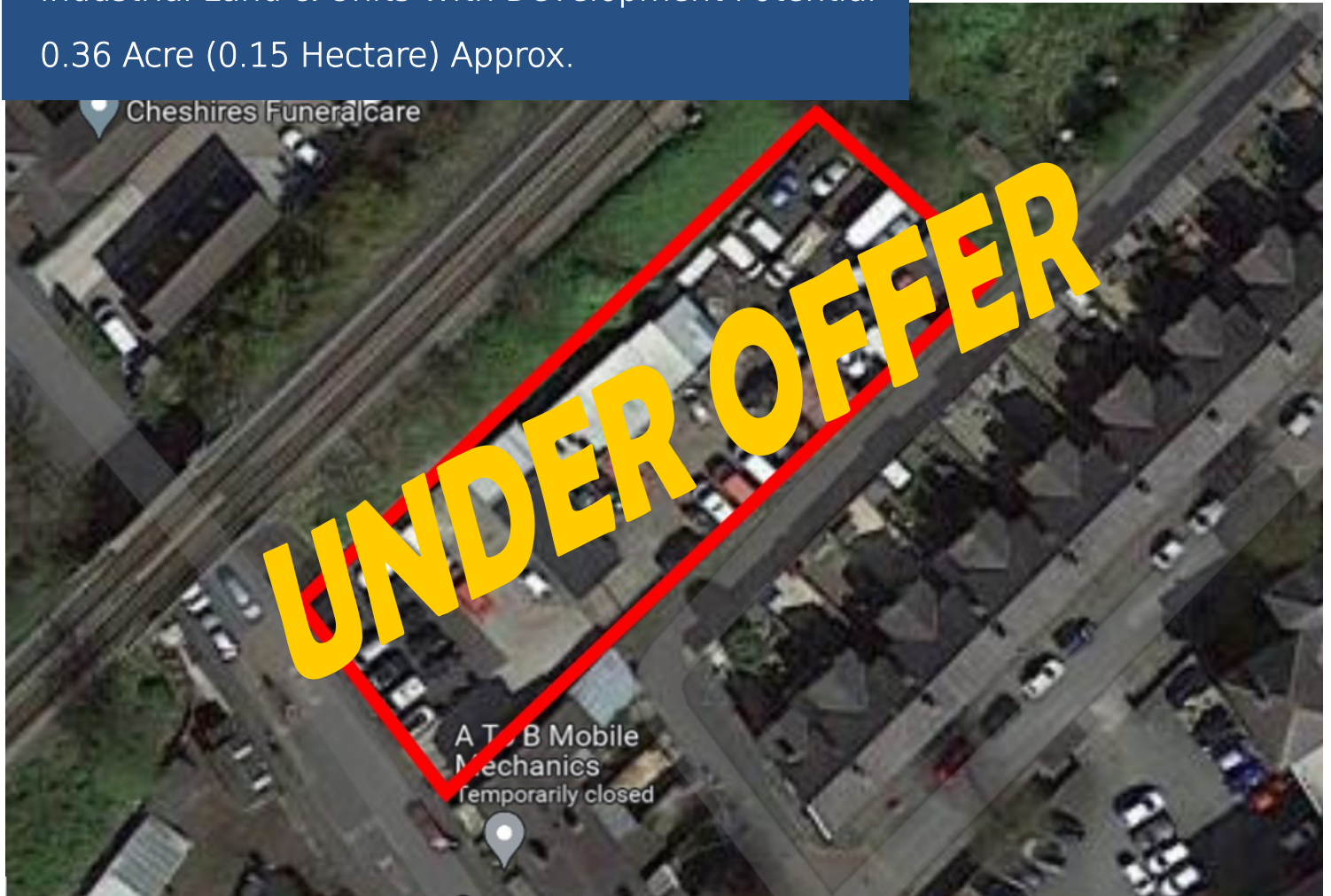


for sale

Industrial Land & Units With Development Potential

0.36 Acre (0.15 Hectare) Approx.



The above red edge boundary is for guidance purposes only, and the full extent of the boundaries will be confirmed by the appropriate titles.

BEST & FINAL OFFERS - 12 NOON - FRIDAY 16 DECEMBER 2022

55A Gorse Lane
Warrington
WA1 3PR

- Rare Freehold Opportunity
- Residential & Commercial Potential STP
- Well Regarded Location
- Regular Shaped Site

MORGANWILLIAMS.com

01925 414909

Location

The property is located 1 mile north east of Warrington Town Centre in a residential area, consisting of older terraced housing. The Manchester-Liverpool main railway line runs alongside the northern boundary of the property on an embankment. Immediately adjacent the southern boundary is a terrace of houses.

Description

The property occupies a rectangular site extending to 0.15 HA (0.36 Acre) with a frontage of 25m to Gorsey Lane.

The site contains an L-shaped single storey building, that comprises workshops, offices, kitchen and wc facilities.

The site is surfaced in asphalt and concrete and provides vehicle display areas and open storage land. It is enclosed by a mixture of concrete post and panel fencing and steel palisade fencing with a gated entrance onto Gorsey Lane.

We are of the opinion that the site benefits from clear and obvious development potential, either for an arrangement of commercial units or for residential purposes, either flats or housing or supportive living, subject to planning.

Accommodation

Gross Internal Area

Units	217.9 M ²	2,346 ft ²
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Total Site Area: 0.15 HA (0.36 Acre).

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £11,400.

Rates Payable 2020/21: £5,688.

Tenants who qualify will be able to claim Small Business Rate Relief, meaning they will have a £zero rates bill.

Status

The sale will be completed predominantly with vacant possession, although one of the units is currently occupied, further information available on request.

Asking Price

£300,000.

Tenure

Freehold.

VAT

We are advised that VAT is not applicable to this property.

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 - Available on Request

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.

TERMS OF DISPOSAL

55A GORSEY LANE
WARRINGTON
WA1 3PR

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Friday 16 December 2022**.

Please note our client is seeking offers in excess of £300,000 (We are advised that the property is not registered for VAT).

Your offer should be submitted in writing (email is acceptable: rbates@morganwilliams.com and hquarmby@morganwilliams.com), to this office and marked **55A Gorsey Lane - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
 - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
 - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with money laundering regulations and legislation that came into force 26th June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

E&OE

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