

# for sale

Mechanics / MOT Garage

199.4 m<sup>2</sup> (2,146 ft<sup>2</sup>)



695 Warrington Road  
Risley  
Warrington  
WA3 6AY

- Prominent Main Road Location
- Potential for Future Redevelopment (Subject to Planning)
- Six Bay Workshop with Offices and Forecourt.

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is prominently positioned on Warrington Road in Risley, just south of Culcheth Village.

The surrounding area is of mixed character, with residential opposite, commercial to each side and a Trident Business Park to the rear, which is due to be redeveloped. Birchwood Park is also located nearby providing office and industrial accommodation.

Junction 11 of the M62 is accessible 1.5 miles from the property, which in turn leads to the M6 at the M6/M62 interchange, 5 miles to the west.

## Description

The site comprises a six-bay workshop, currently operating as an MOT Centre/Auto Repair Garage with offices and a mezzanine store.

There is a house located to the front of the site, which comprises a living room, kitchen, dining room and WC to the ground floor. To the first floor there are four bedrooms and a bathroom. The current owner has converted two of the bedrooms to the first floor to a kitchen and bathroom temporarily and utilize the first floor as a flat and the ground floor as storage.

Externally there is a forecourt to the frontage with dual access to Warrington Road.

The property may be suitable for future development, subject to planning consent.

## Accommodation

Gross Internal Area

<b>Total</b>	<b>199.4 m<sup>2</sup></b>	<b>2,146 ft<sup>2</sup></b>
--------------	----------------------------	-----------------------------

## Services

Mains electricity, water and drainage are connected.

## Business Rates

Current Rateable Value: £8,500.  
Rates Payable 2022/23: £4,241.50.

Rateable Value from April 2023: £10,250.

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

## Asking Price

£850,000

## Tenure

Freehold.

## 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.

Joshua Morgan      [jsmorgan@morganwilliams.com](mailto:jsmorgan@morganwilliams.com)

For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band TBC**

### 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.