

for sale

Shop with Large Flat Above

Ground: 68.2 m² (734 ft²)



16 lovely Lane
Warrington
WA5 1NF

- Full Vacant Possession
- Large Corner Property
- Parking at Rear
- Separately Accessed 2 Bed Flat
- Busy Main Road Location

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently positioned fronting the A574 Lovely Lane, close to the roundabout junction with the A57 Sankey Way.

Surrounding occupiers are predominantly retailers fronting Lovely Lane, there is a Morrisons Convenience store at the opposite end of the terrace.

The unit is extremely visible to passing traffic and the busy roundabout junction close by.

Description

We are delighted to offer for sale a large corner building, that is separated into a ground floor retail unit with 2 bedroom flat above.

The property will be sold with full vacant possession, the flat is currently vacant and the ground floor tenant will be vacating at the end of March 2024.

The ground floor unit has separate front and rear access and comprises various rooms.

The first floor has its own access from the side and comprises ground floor hallway, stairwell, landing, kitchen, shower room, lounge and 2 big bedrooms.

To the rear is a small open yard that could be utilised for parking. Public parking is also readily available to the rear.

Accommodation

Net Internal Area

Ground	68.2 m ²	734 ft ²
First	Ground floor hallway, stairwell, landing, kitchen, shower room, lounge and 2 big bedrooms.	

Services

All mains services are connected.

Rates

Ground Floor Rateable Value: £8,300.

First floor will be subject to Council Tax.

Asking Price

£175,000.

Tenure

Long Leasehold (2 Titles).

VAT

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

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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

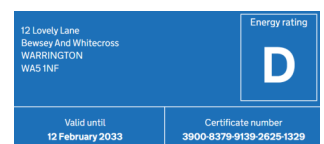
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D



E&OE

- 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.