



139 Church Street, Runcorn, WA7 1LA

Two-Storey Plus Basement Retail Unit

Summary

Tenure	For Sale
Available Size	1,780 sq ft / 165.37 sq m
Price	£160,000
Business Rates	Upon Enquiry
EPC Rating	D (76)

Key Points

- Prominent Corner Position.
- Potential for Conversion (Subject to Planning).
- New Reduced Price.

Location

The property occupies a corner plot in Runcorn Old Town at the junction of Church Street, Waterloo Road and Lord Street. The immediate surrounding area is predominantly residential in character, with the local retail centre only a short distance to the east along Church Street.

Description

The property comprises a two storey plus basement end terraced property, with full brick elevations and UPVC double glazed windows.

Internally the property is currently formatted with an open space to the front, with kitchen, WC and conservatory extension to the rear. The basement has been fully tanked as was most recently used for youth social events and provides an open area along with a small storage room. The first floor is accessed by way of an internal staircase and has two double bedrooms with en-suite facilities and an additional room to the front which has been used as a lounge area.

To the rear of the property is a small yard area.

Accommodation

Name	sq ft	sq m
Basement - Basement	399	37.07
Ground - Ground	760	70.61
1st - First	622	57.79
Total	1,781	165.47

Asking Price

£160,000.

Tenure

The Long Leasehold of the property is available for sale, which is for a term of 999 years (less 11 days) from 25th December 1878 (855 years remaining).

Services

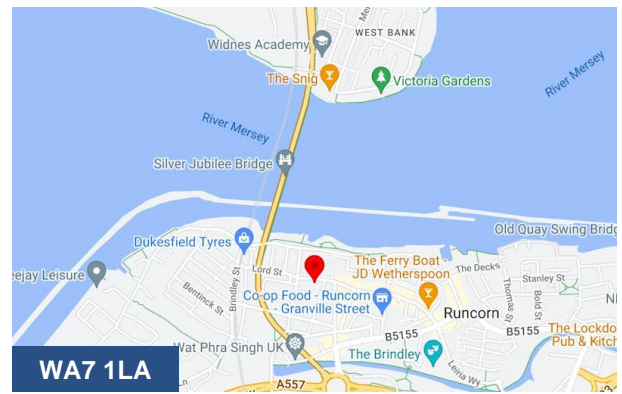
Mains electricity, water and drainage are connected.

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.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



Emma Bates

01925 414909 | 07515723589

ebates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/06/2024

