



22 Walton Road, Stockton Heath, Warrington, WA4 6NL

Tenanted Investment Property

Summary

Tenure	For Sale
Available Size	449 sq ft / 41.71 sq m
Price	£275,000 Tenants to remain in occupation as per the Lease.
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Superbly Appointed
- Beautifully Decorated Internally
- Low Rateable Value & C Rated EPC
- Village Centre Location
- High Quality Flooring Installed

Description

A two storey retail property that is currently let to an exclusive hair salon, that provides space for 3 cutting stations and a backwash to the ground floor, together with a useful upstairs area.

The ground floor comprises a completely open plan floor space and the first floor provides a light and airy front room, together with kitchen and wc facilities.

The property is tenanted to an established operator and the Lease will be transferred to the new owner, who will become the new Landlord as part of this investment sale.

To the rear is a small outdoor yard for fresh air and bin storage.

Location

Located within the centre of Stockton Heath on Walton Road opposite Aldi.

Stockton Heath is a vibrant shopping centre with good quality restaurants and amenities. Other traders in the vicinity include Sainsbury's, M&S Food and Costa Coffee.

There are car parks close to the property and on street parking further along Walton Road.

Services

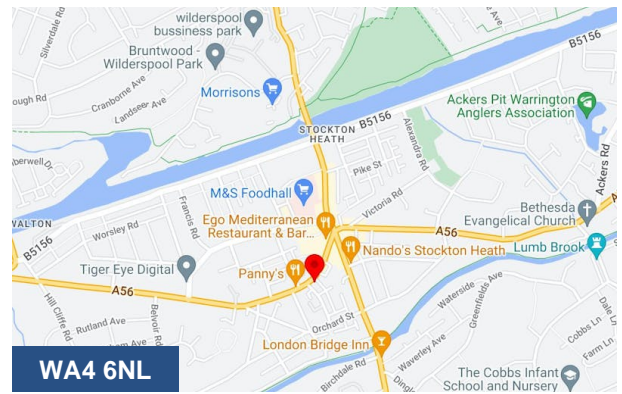
Mains electricity, water and drainage are connected.

Local Authority

Warrington

Asking Price

£275,000.



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 27/06/2024

