



## 1A Fearnhead Lane, Fearnhead, Warrington, WA2 0BQ

### Retail/Salon Premises

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	767 sq ft / 71.26 sq m
<b>Price</b>	£155,000
<b>Rates Payable</b>	£3,093.80 per annum Tenants who qualify will be able to claim Small Business Rate Relief, meaning they will have a £zero rates bill.
<b>Rateable Value</b>	£6,200
<b>BER Rating</b>	C (62)

#### Key Points

- Easy Parking Nearby
- Close to Amenities
- Modern Construction
- Busy Main Road Near to Co-op

## Location

The property is prominently situated on Fearnhead Lane, close to its junction with Station Road North. Fearnhead Cross Shopping Centre is within 100 yards of the property, where retailers include Co-op, Waterfields and Don Quattro Pizza. Fearnhead Cross Community Centre is also located in the centre.

Padgate Station linking Manchester to Liverpool Central is within 0.4 of a mile.

## Description

We are pleased to offer for sale a former hair and beauty salon.

The property is of modern traditional brick built construction under a pitched slate roof over the main building, a small flat roof over the ground floor rear extension and a lean to roof at the front of the property that is secured with electronically operated roller shutter. The ground floor is mainly open plan and has a small kitchen to the rear. A staircase at the entrance leads to a first floor and toilet.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	767	71.26
<b>Total</b>	<b>767</b>	<b>71.26</b>

## Sale Price

£155,000.

## VAT

We understand that VAT is not currently applicable to the sale price.

## Business Rates

Rateable Value: £6,200.

Small Business Payable: Zero.

Non-Small Business Payable 2023/24: £3,093.80.

Qualifying businesses will be eligible for Small Business Rate Relief. Enquiries can be made through Warrington Borough Council.

## Services

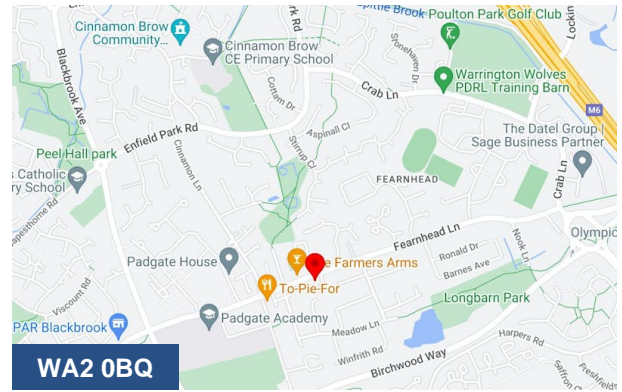
Mains electricity, water and drainage are connected.

## 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 are to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information



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