



## 206 Knutsford Road, Warrington, WA4 1AU

### Fully Let Investment Opportunity

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	111 sq m / 1,194.79 sq ft
<b>Price</b>	£165,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (59)

#### Key Points

- Multi Occupancy
- Corner Position
- Good Potential for Rental Growth
- Main Road Location
- One Retail Unit & One Flat
- Good Vehicular Access

Location

The property is prominently situated fronting busy Knutsford Road on the corner of Miller Street.

This is a fabulous visible location on one of the main routes to and from Warrington Town Centre.

Surrounding streets are densely populated residential and as such there is a large catchment area.

Description

We are delighted to offer for sale this multi tenanted mixed use investment property, that is fully let and income producing currently.

The property comprises a ground floor commercial unit and a first floor flat.

The current total gross income stream amounts to £13,800 per annum.

The ground floor is let to an established vape shop operator and the flat is let to a private individual.

We consider there to be a good opportunity for future rental growth.

There are wc facilities included in each lettable part.

There is a paved rear yard for parking.

This is a very popular location for businesses and residential occupiers.

Accommodation

- Ground Floor Shop - Vape Shop.
- First Floor - Flat.

Asking Price

£165,000.

Services

Mains electricity, water and drainage are connected.

Tenure

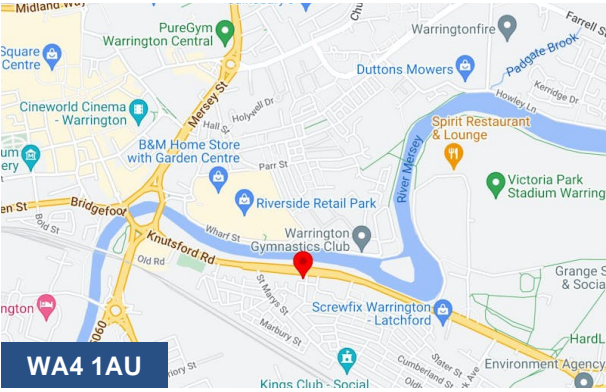
Long Leasehold.

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.

VAT

We are advised that VAT is not applicable to the property.



Viewing & Further Information



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