



Unit 6, Priestley Business Centre, Warrington, WA5 1TF
 End Terrace Business Unit Fronting the Main A57

Summary

Tenure	For Sale
Available Size	4,187 sq ft / 388.99 sq m
Price	Offers in excess of £400,000
Rates Payable	£8,736 per annum
Rateable Value	£16,000
BER Rating	C (73)

Key Points

- 7 Car Parking Spaces
- Main Road Prominence
- Rare Freehold
- Roller Shutter/Loading Bay
- Established Trade Counter Use
- Next Door to Plumbase
- Quality Office Section
- Extensive Mezzanine

Location

Occupying a highly prominent location on Priestley Street, the Main A57 Southern Expressway on the western fringe of Warrington Town Centre.

Situated in a busy commercial area, next door to Plumbase and close to Selco Builders Warehouse, Volkswagen, Savoy Honda, Kia Motors, National Tyres and Rock Oil.

Description

We are delighted to offer for sale this FREEHOLD end terraced trade counter unit, that is situated in a highly sought after position where properties are rarely available.

Internally the unit comprises an attractive offices area and warehouse. There is also a large mezzanine floor providing further extensive storage. There is a disabled wc facility and kitchen and further wc facilities provided.

There is rear loading access onto a communal service yard and 7 car parking spaces.

The property is currently occupied by our Client, Circuit Planet, who are relocating.

The property enjoys a prominent corner position and benefits from considerable advertising potential.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,644	152.73
Ground - Office	612	56.86
Mezzanine	1,931	179.40
Total	4,187	388.99

Asking Price

Offers in excess of £400,000.

Tenure

Freehold.

Services

All mains services are provided, including gas.

The property benefits from 3 phase power.

VAT

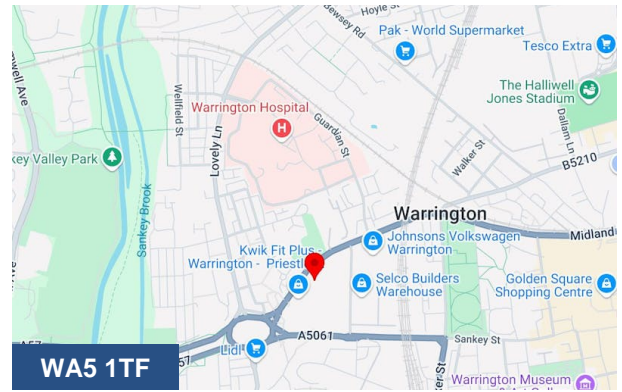
We are advised that VAT is not applicable to the property.

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.

Legal Costs

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



Viewing & Further Information



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