



Unit 1, New Cut Lane, Warrington, WA1 4AG

Sales Pitch

Summary

Tenure	To Let
Available Size	7,000 sq ft / 650.32 sq m
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Rarely Available Land Space
- Tremendous Advertising Potential
- Ideal For Car Sales
- Exponential Growth Potential
- High Volumes Of Passing Traffic
- Fenced & Gated
- Sought After Location

Location

The section of land available occupies a prominent position, fronting the busy traffic light junction where the A57 Manchester Road meets Holes Lane and New Cut Lane.

The surrounding area is predominantly residential in character, but with commercial premises situated around the junction and along Manchester Road. The commercial occupiers in the locality include Co-Op Convenience Store, Sainsburys, Elm Tree Financial Services, The Style Room Hairdressers, Level Up Tattoo and La Beau Fleurs.

Located on site is Woolston Car Centre who have been trading for over 40 years and Data master to the rear of the yard area.

The site can store approximately 60 vehicles.

Description

We are delighted to offer for rent this prominently located plot of open land, which is surfaced with stones and is fenced and gated.

The site is currently being utilised as a car sales area and would benefit from a similar use given its success in the previous years. This is readily available as seen fit and ready for a new tenant to take over this land.

The site benefits from a frontage fence which is situated onto Manchester Road, one of Warrington's busiest roads enabling tremendous advertising potential due to the high levels of passing traffic and pedestrians.

Access is via a gate to the side along New Cut Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Outdoor	7,000	650.32
Total	7,000	650.32

Lease Terms

Available by way of a new tenants lease for a minimum of 3 years.

Rental

£60,000 per annum.

Services

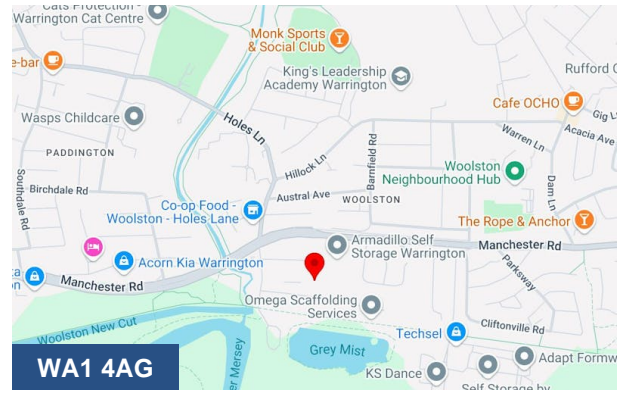
Comes with a cabin which is supplied with electricity and plumbing and can be used as an office/kitchen space.

VAT

We are advised that the land is subject to VAT at the prevailing rate.

Legal Costs

All parties are responsible for their own legal costs.



Viewing & Further Information



Alex Perry

01925 414909

aperry@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 29/01/2025