



Unit 2, Priestley Business Centre, Warrington, WA5 1TF

UNDER OFFER
Freehold Business Unit

Summary

Tenure	For Sale
Available Size	2,170 sq ft / 201.60 sq m
Price	£350,000
Rates Payable	£6,736.50 per annum
Rateable Value	£13,500
EPC Rating	Upon enquiry

Key Points

- Car Parking Spaces
- Main Road Prominence
- Roller Shutter/Loading Bay
- Quality Office Section
- Established Trade Counter Use
- Rare Freehold
- Adjacent to Plumbase
- 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, close to 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 mid terraced trade counter unit, that is situated in a highly sought after position where properties are rarely available.

Internally the unit comprises trade counter to the front and storage and loading to the rear. 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 designated parking spaces.

The property is currently tenanted, however, we understand that vacant possession will be available on completion.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	2,170	201.60
Total	2,170	201.60

Asking Price

£350,000.

Tenure

Freehold.

Services

Electricity, water and drainage are connected.

VAT

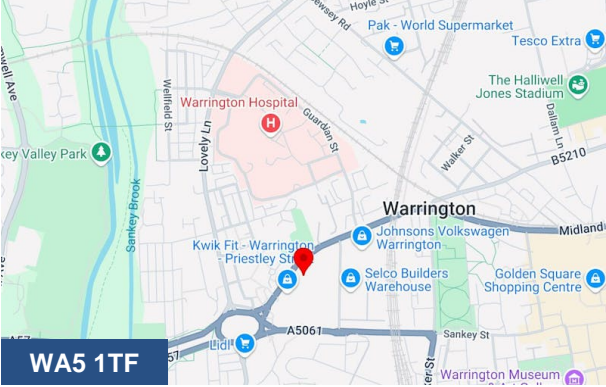
We are advised that VAT is not applicable to the property.

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 the transaction.



Viewing & Further Information



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