



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

**Summary**

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | For Sale                  |
| <b>Available Size</b> | 2,170 sq ft / 201.60 sq m |
| <b>Price</b>          | £350,000                  |
| <b>Rates Payable</b>  | £6,736.50 per annum       |
| <b>Rateable Value</b> | £13,500                   |
| <b>BER Rating</b>     | 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 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        |
| <b>Total</b> | <b>2,170</b> | <b>201.60</b> |

## Asking Price

£350,000.

## Tenure

Freehold.

## Services

Electricity, water and drainage are connected.

## VAT

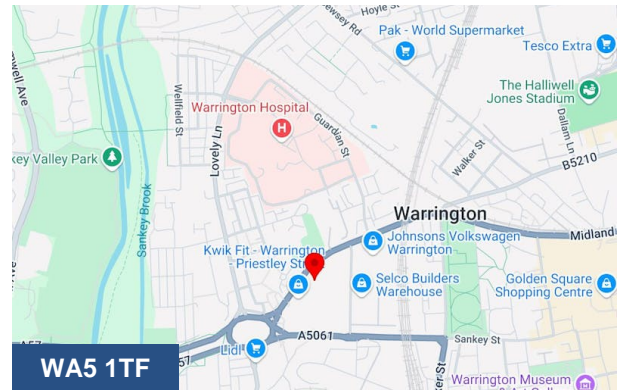
We are advised that VAT is not applicable to the property.

## 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



**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 05/02/2025