



## 2 Winmarleigh Street, Warrington, WA1 1NB

Modern Freehold Office Property

**\*REDUCED PRICE\***

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,547 sq ft / 236.62 sq m
<b>Price</b>	£350,000 *Reduced Price*
<b>Rates Payable</b>	£12,475 per annum
<b>Rateable Value</b>	£25,000
<b>EPC Rating</b>	B (46)

### Key Points

- Town Centre Position
- Modern Construction
- Golden Square Shopping Centre Nearby
- 3 Car Spaces
- Close to Town Hall
- Excellent Owner Occupier Opportunity

## Location

The office building is located on Winmarleigh Street, only 200 yards south of the Town Hall and its 'Golden Gates'

The Town Centre is only 300 yards away, including Golden Square Shopping Centre.

## Description

The building comprises a brick-built end of terrace three-storey office building with toilet facilities on each floor off the staircase area.

Internally, the offices are centrally heated, carpeted and provide both open-plan areas and private offices.

At the front are 3 private car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	824	76.55
1st	840	78.04
2nd	883	82.03
<b>Total</b>	<b>2,547</b>	<b>236.62</b>

## Services

All mains services are connected to the property.

## Sale Price

£350,000.

## VAT

We are advised that VAT is applicable to the sale price.

## Legal Costs

Each party will be responsible for payment of their legal costs involved in the transaction.



## Viewing & Further Information



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