



5 London Road, Stockton Heath, Warrington, WA4 6SG

Tenanted Investment Premises

Summary

| | |
|-----------------------|------------------------|
| Tenure | For Sale |
| Available Size | 662 sq ft / 61.50 sq m |
| Business Rates | Upon Enquiry |
| EPC Rating | C (74) |

Key Points

- Let to Travel Agent
- Prominently Positioned
- Self-Contained
- Attractive Building
- Village Centre Location
- Parking to Front
- Current Rent £15,000 PA
- Corner Plot

Location

The property is prominently situated on the A49 London Road, within Stockton Heath Village Centre, close to the swing bridge and Morrisons.

Stockton Heath is a busy, vibrant village with excellent shopping and dining facilities and is situated approximately 2 miles to the South of Warrington Town Centre.

This stretch of London Road has increased in popularity with occupiers in recent times and contains several independent retailers making it an interesting and vibrant section of the Village.

Description

We are delighted to offer for sale this rare south Warrington investment opportunity.

The accommodation is arranged over ground, first and basement floors and includes a wc facility.

The property has housed various occupiers previously, including a coffee shop, artisan bakery and florist.

The current tenant took over in September 2025 and they trade from 3 branches in total and offer exclusive overseas travel services. The asking price provides a gross yield of 6.67%, which accurately represents the investment market in and around Stockton Heath Village.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 217 | 20.16 |
| 1st | 230 | 21.37 |
| Basement | 215 | 19.97 |
| Total | 662 | 61.50 |

Tenancy Information

The property is let to Travel Lab Retail Limited for a term of 3 years from 9 September 2025.

Asking Price

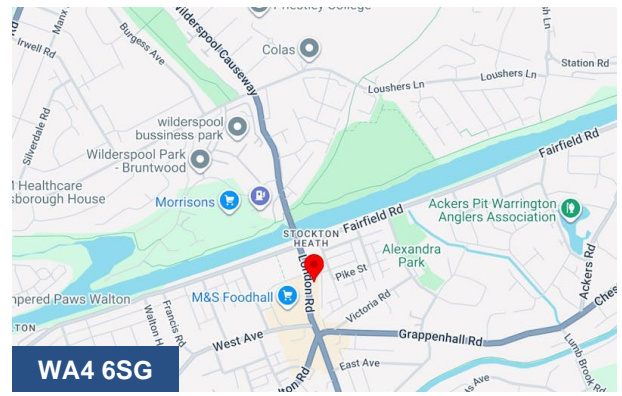
We are instructed to seek offers in excess of £225,000 for the sale of the freehold interest of the property.

VAT

We are advised that VAT is not applicable to the above sale price.

Legal Costs

Each party to bear their own legal costs.



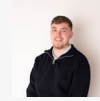
Viewing & Further Information



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