

# FOR SALE

## DEVELOPMENT OPPORTUNITY

4,472 SQ.FT. (415.4 SQ.M.) on 0.68 Acres (0.28 Hectares) Purchase Price - £275,000



## Former St Michael's Parish Centre, St Michael's Road, Widnes WA8 8TF

### LOCATION

This property is located in the Ditton area of Widnes, just over 1 mile to the west of Widnes Town Centre. The immediate area is residential and commercial in character and St. Michael's Catholic Primary School is immediately adjacent.

Hough Green and Widnes train stations are located approximately 0.8 miles and 1.6 miles away respectively.

St. Michael's Road leads to A562 Speke Road, which provides direct access to Liverpool John Lennon Airport, approximately 5 miles to the south, and A557, which provides direct access to Rainhill Stoops Interchange and the M62, approximately 5 miles to the north.

### DESCRIPTION

The property comprises a detached, single storey former parish centre, comprising function room, lounge, snooker room, bar, kitchen, cellar, office and ancillary facilities, including ladies, gents and disabled W.C.s. All mains services are connected to the property, including gas central heating.

There is shared access to the property with St. Michael's Catholic Primary School off St. Michael's Road and a second set of gates

providing direct access to the property off St. Michael's Road.

There is parking for approximately 18 cars to the front of the building with landscaped areas to the east and west.

### ACCOMMODATION

Measured on a gross internal area basis, the building extends to approximately 4,472 square feet (415.4 square metres).

### SITE AREA

0.68 acres (2,752 square metres).

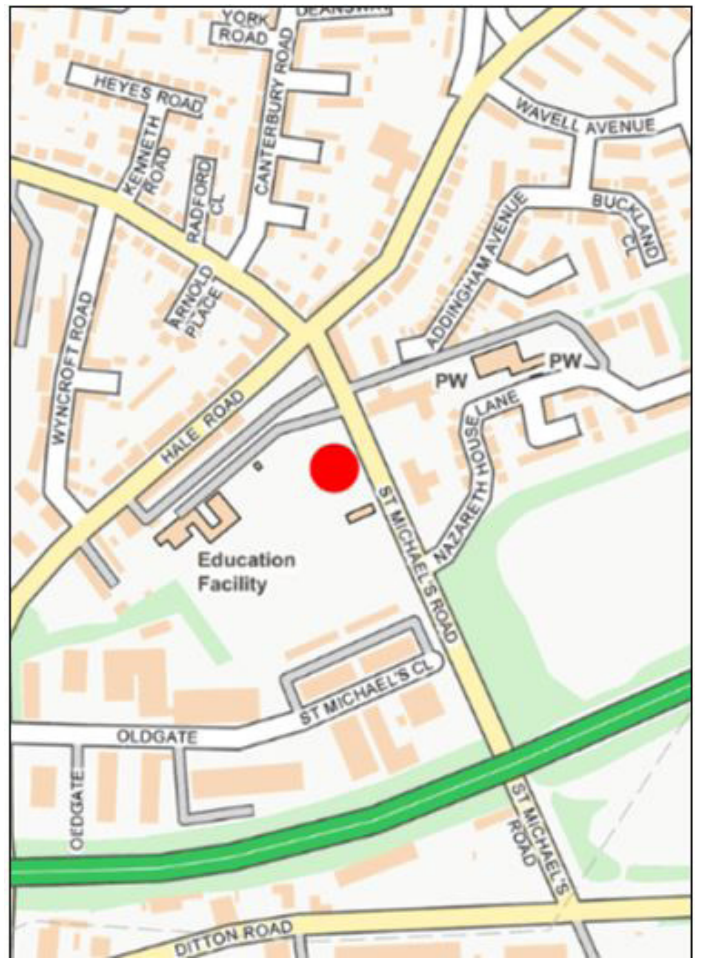
### EPC RATING

Available upon request.

### PRICE

£275,000

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### VAT

All figures are quoted exclusive of but may be subject to VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details prepared April 2024

