

TO LET / FOR SALE

£39,500 plus VAT per annum
£550,000 plus VAT



232 Warrington Road, Penketh, Warrington, Cheshire, WA5 2RX

LOCATION

The premises occupy a prominent position on the south side of Warrington Road and is situated within the residential area of Penketh which lies 3 miles west of Warrington Town Centre. Warrington is located in the county of Cheshire, 20 miles south-west of Manchester and 20 miles east of Liverpool in close proximity to the A562 dual carriageway and to the M62, M6 & M56 motorways. Adjacent to the property is Penketh Court which is a modern residential development along with St Paul's Church, Crown and Cushion public house and Elaahi Tandoori.

DESCRIPTION

The property comprises of a spacious ground sales area with first floor ancillary, storage and W/C facilities. The unit features polished concrete flooring and LED strip lights. The premises benefits from electric steel roller shutters, on-street parking, and a large yard/ bin store area to the rear.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor:	451 sq.m.	4,853 sq.ft.
First Floor:	111 sq.m.	1,200 sq.ft.

TERM

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed

RENT

£39,500 plus VAT per annum exclusive

PURCHASE PRICE

Offers in the order of £550,000 plus VAT

BUSINESS RATES

Rateable Value £36,750 as at 1st April 2023

EPC

Certificate Number: 9703-3096-0868-0900-6625
Energy Performance Asset Rating: C

VAT

All rents, prices and other figures included in these particulars are subject to the addition of 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 Matt Kerrigan or Alana Finn.

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alanafinn@hwandp.co.uk

Subject to Contract
Details Prepared May 2023



232 Warrington Road, Penketh, Warrington, Cheshire, WA5 2RX

