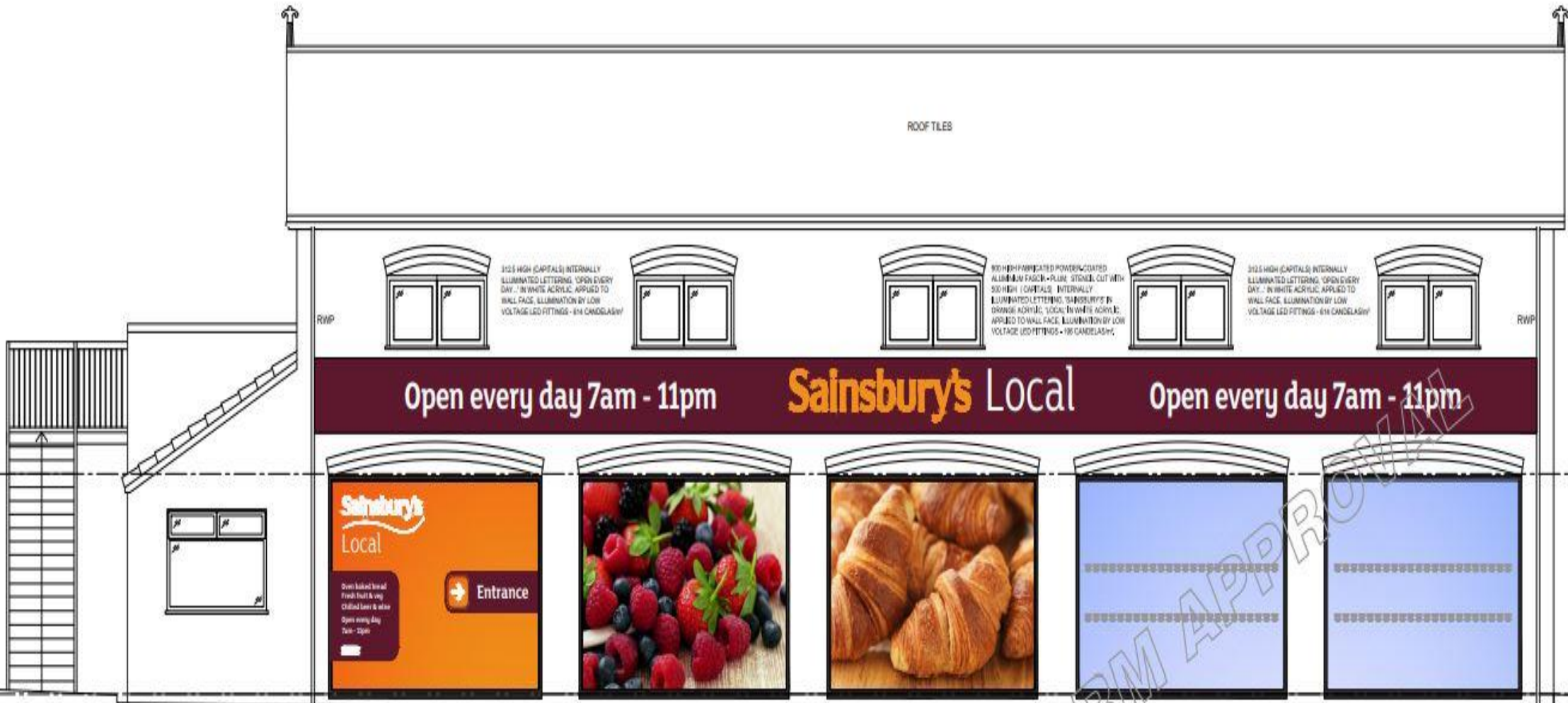


INVESTMENT FOR SALE

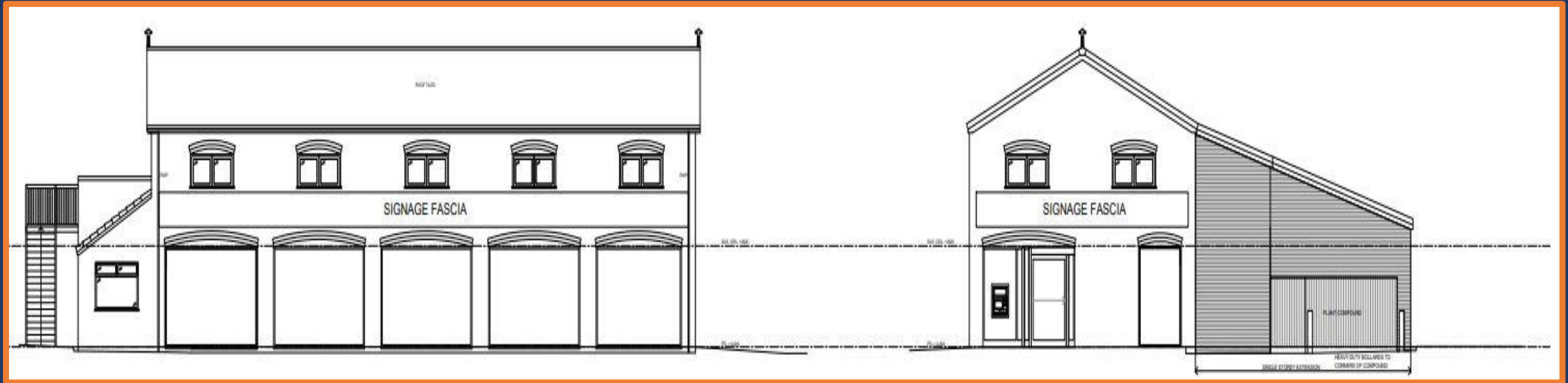
11 Manchester Road, Warrington, WA1 4AE



- New Sainsbury's Local Convenience Store
- Situated on a 0.40 acre site
- Due to commence construction in August 2020 with completion in Quarter 1 of 2021
- A new 15 year lease with a 10 year break



ARCHITECTS DRAWINGS



TITLE PLAN



LOCATION

The premises are prominently located on the A57 Manchester Road, which is the main arterial route linking Warrington Town Centre to junction 21 of the M6 Motorway, some 4 miles East of Warrington Town Centre. Surrounding properties are a mix of commercial and residential.



DESCRIPTION

- Prominent Location
- 2 miles from junction 21 of the M6 motorway
- Part refurbished and part new build development due to commence in August 2020 with completion in Quarter 1 of 2021
- 4 miles East of Warrington Town Centre
- On site parking

TENURE

- Freehold

PRICE

- £1,100,000.00 exclusive of VAT

EPC

Available on request

TERMS OF LEASE & RENTAL

Tenant – Let to Sainsburys Local by way of a new 15 year lease with a 10 year break

- Rental - £56,000 per annum exclusive of VAT
- Open market rent reviews every 5th year
- Tenant break at the end of the 10th year
- 9 months rent free from date of access

ENQUIRIES



Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX



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