

FOR SALE

25 SANKEY STREET, WARRINGTON, WA1 1XG

 **GRAHAM
SIBBALD**

0161 302 5312
g-s.co.uk

 **R**

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01925 213987



LOCATION

25 SANKEY STREET, WARRINGTON, WA1 1XG

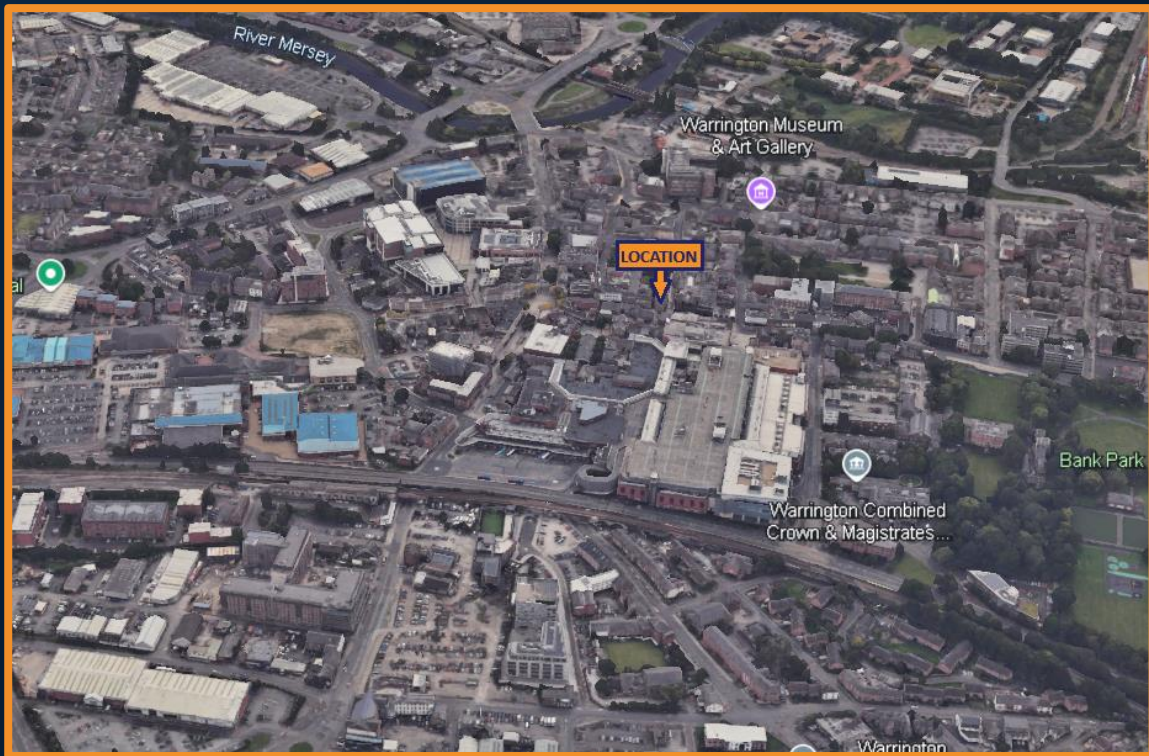
THE PROPERTY IS LOCATED OPPOSITE THE GOLDEN SQUARE SHOPPING CENTRE WITHIN THE NON-PEDESTRIANISED SECTION OF THE TOWN CENTRE. THE PRINCIPLE SHOPPING AREA CENTRED AROUND THE GOLDEN SQUARE AND THE PEDESTRIANISED SECTION OF SANKEY STREET ARE BOTH NEARBY. OTHER OCCUPIERS IN THE VANCINITY INCLUDE SPECSAVERS, HAIR SALONS AND ESTATE AGENTS. THIS LOCATION IS POPULAR WITH CLASS E USERS INCLUDING BUILDING SOCIETIES AND ESTATE AGENTS DUE TO THE PROXIMITY OF THE CENTRAL RETAIL AREA

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FLOORPLAN

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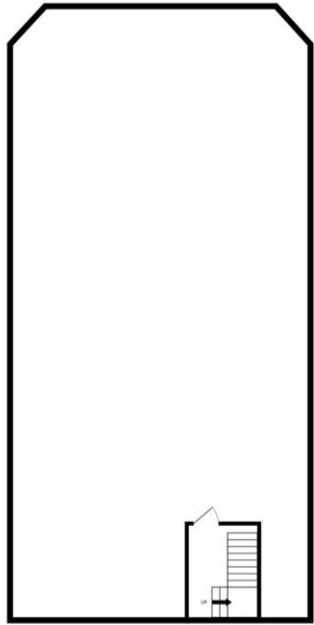
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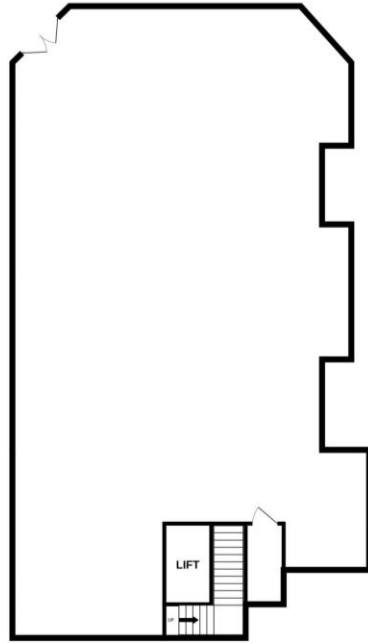


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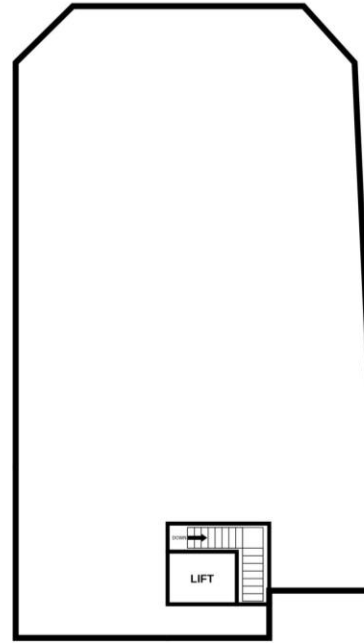
BASEMENT



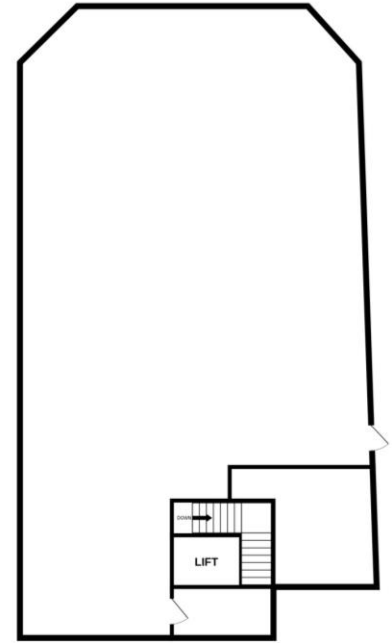
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TITLE PLAN

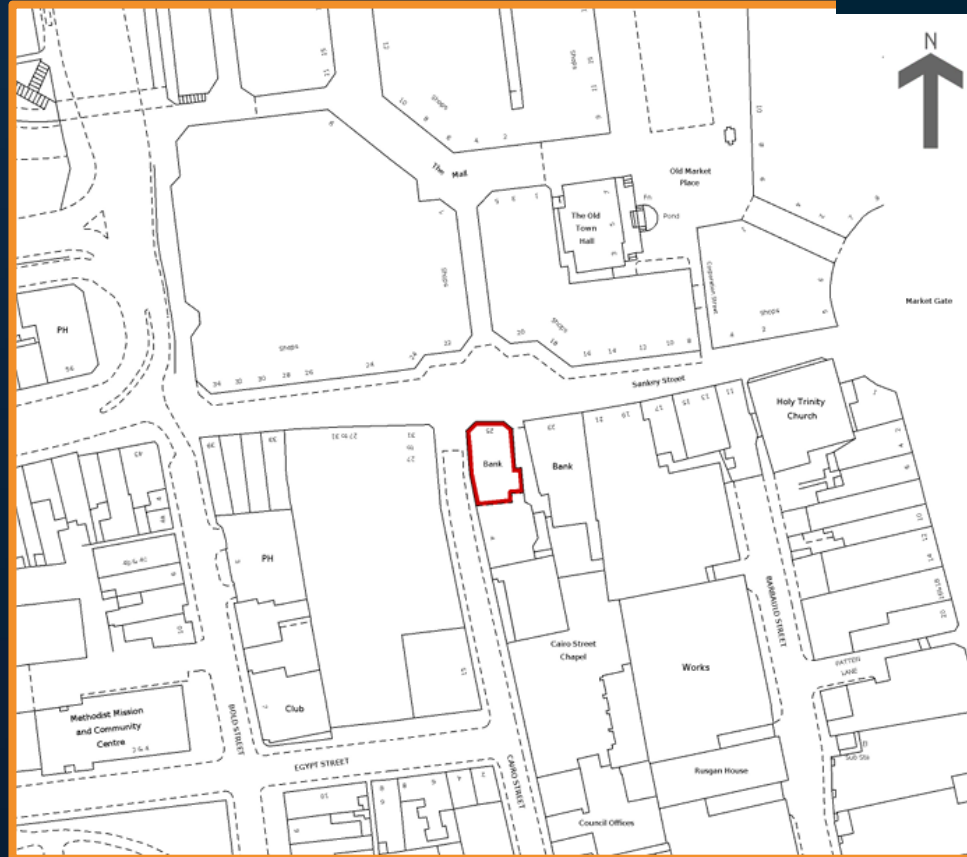
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AERIAL VIEW

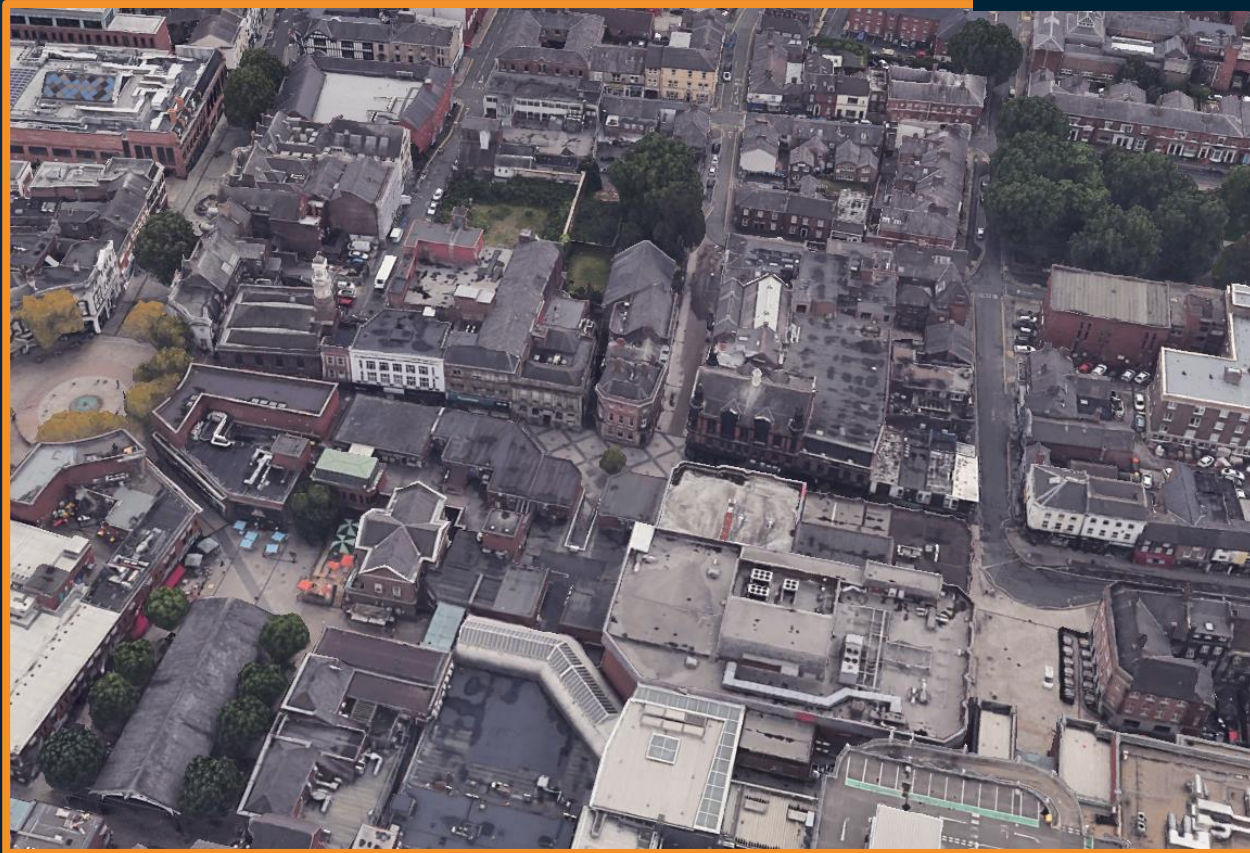
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DETAILS

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DESCRIPTION

- PRIME LOCATION WITHIN WARRINGTON TOWN CENTRE
- GROSS INTERNAL AREA – 8,290 SQ.FT (INCLUDING BASEMENT)
- POPULAR COMMERCIAL LOCATION
- GRADE 2 LISTED BUILDING
- CLOSE TO AMENITIES
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- BUILT IN 1850

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- FREEHOLD

PRICE

- £600,000 EXCLUSIVE OF VAT

ENQUIRIES

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 **READ – SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

GRAHAM SIBBALD – 10 CHAPEL WALKS, MANCHESTER, M2 1HL

 **JORDAN@READPROPERTY.INFO / CONOR.MULLOY@G-S.CO.UK**

 **WWW.READPROPERTIES.CO.UK / WWW.G-S.CO.UK**

 **READ – 01925 213987 / GRAHAM SIBBALD – 0161 302 5312**



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