

FOR SALE

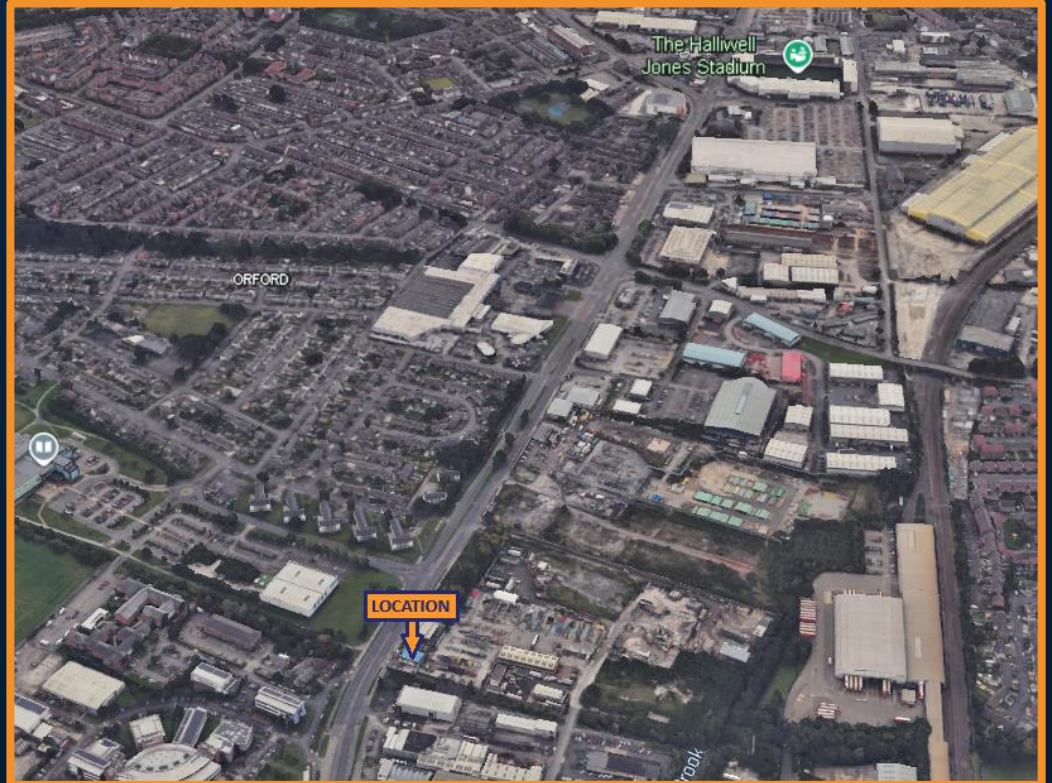
298 WINWICK ROAD, WARRINGTON, WA2 8HZ



LOCATION

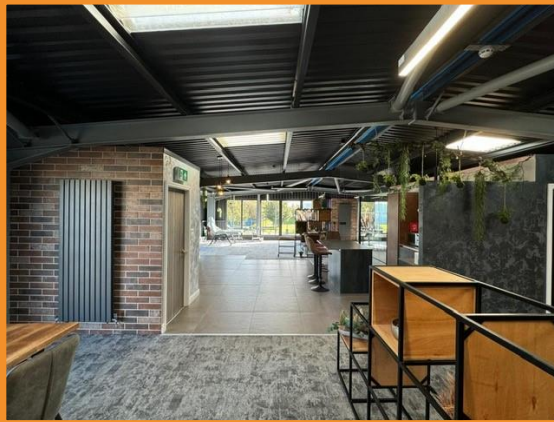
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THE PROPERTY IS PROMINENTLY LOCATED ON THE A49 WHICH IS THE MAIN ARTERIAL ROUTE CONNECTING THE M62 AT JUNCTION 9, TO WARRINGTON TOWN CENTRE. SURROUNDING PROPERTIES ARE A MIX OF RESIDENTIAL AND COMMERCIAL USES, INCLUDING OCCUPIERS SUCH AS DECATHLON, TESCO, MCDONALDS AND JUNCTION 9 RETAIL PARK



PHOTOS

298 WINWICK ROAD, WARRINGTON, WA2 8HZ

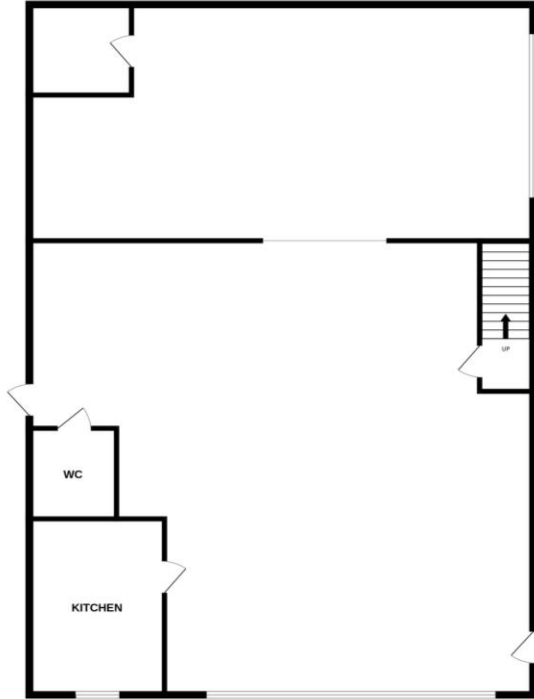


FLOORPLAN

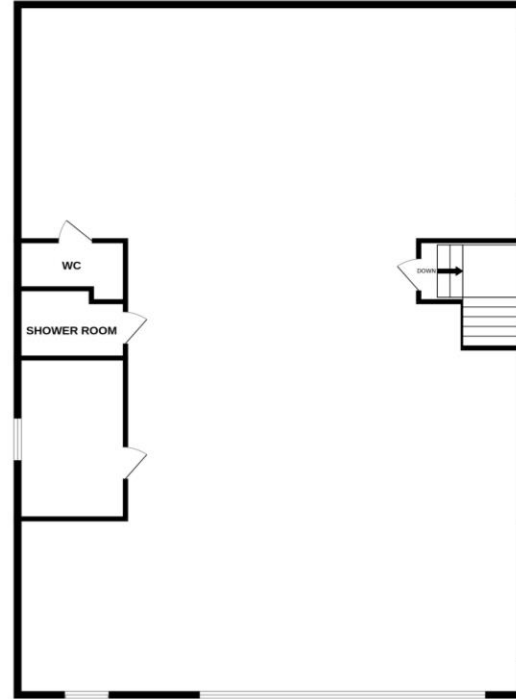
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GROUND FLOOR

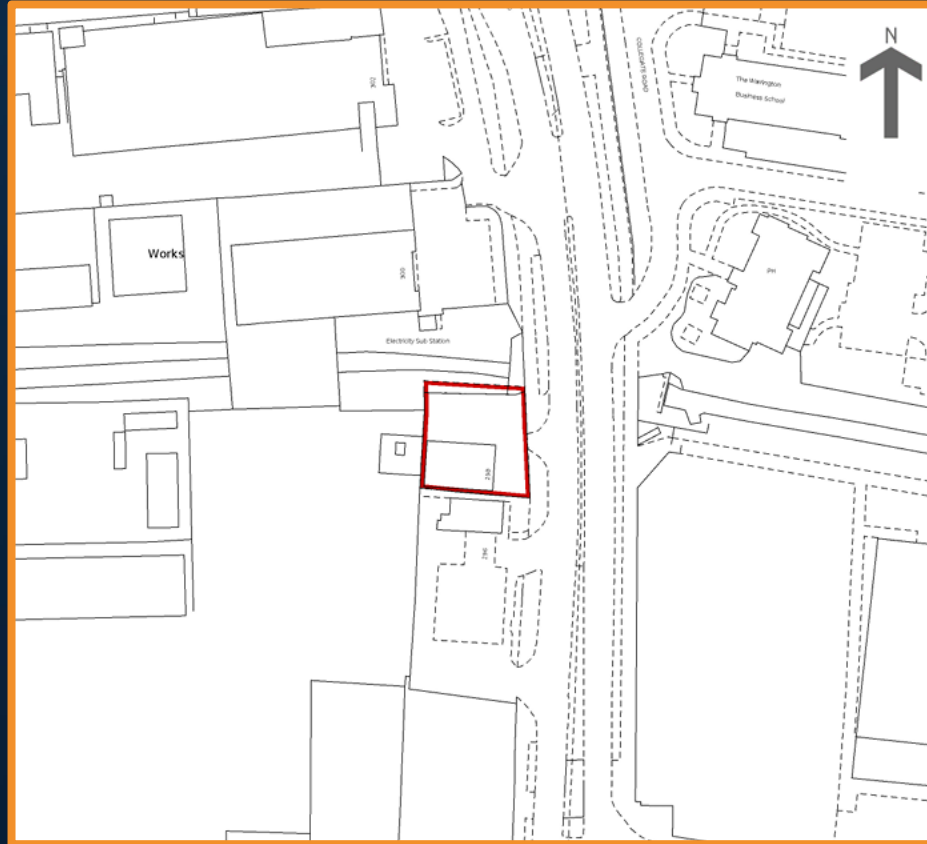


1ST FLOOR



TITLE PLAN

298 WINWICK ROAD, WARRINGTON, WA2 8HZ



AERIAL VIEW

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DETAILS



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DESCRIPTION

- PRIME LOCATION JUST NORTH OF WARRINGTON TOWN CENTRE
- HIGH SPECIFICATION FIT OUT
- GROUND FLOOR ACCOMMODATION – 2,062 SQ.FT
- FIRST FLOOR ACCOMMODATION – 2,140 SQ.FT
- POPULAR COMMERCIAL LOCATION
- 13 CAR PARKING SPACES
- CLOSE TO AMENITIES
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- LONG LEASEHOLD FROM 19TH NOVEMBER 2020 FOR 125 YEARS ENDING ON AND INCLUDING 18TH NOVEMBER 2145

TENANCY DETAILS

- GROUND FLOOR – CHESHIRE LANDSCAPE SUPPLIES – £30,000 PER ANNUM ON A 5 YEAR LEASE FROM JULY 2024
- FIRST FLOOR – VACANT

PRICE

- OFFERS IN THE REGION OF £595,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

298 WINWICK ROAD, WARRINGTON, WA2 8HZ



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zoopla

