

FOR SALE

CABINET WORKS, BARBAULD STREET, WARRINGTON, WA1 2QZ



LOCATION



CABINET WORKS, BARBAULD STREET, WARRINGTON, WA1 2QZ

WARRINGTON (POPULATION C. 210,000) IS ONE OF THE BEST-CONNECTED TOWNS IN THE UK AND WITH JUNCTIONS TO THE M6, M62 AND M56 MOTORWAYS, ITS ROAD NETWORK CONNECTIVITY IS EXCELLENT WITH 3.5 MILLION PEOPLE LIVING WITHIN 45 MINUTES' DRIVE TIME.

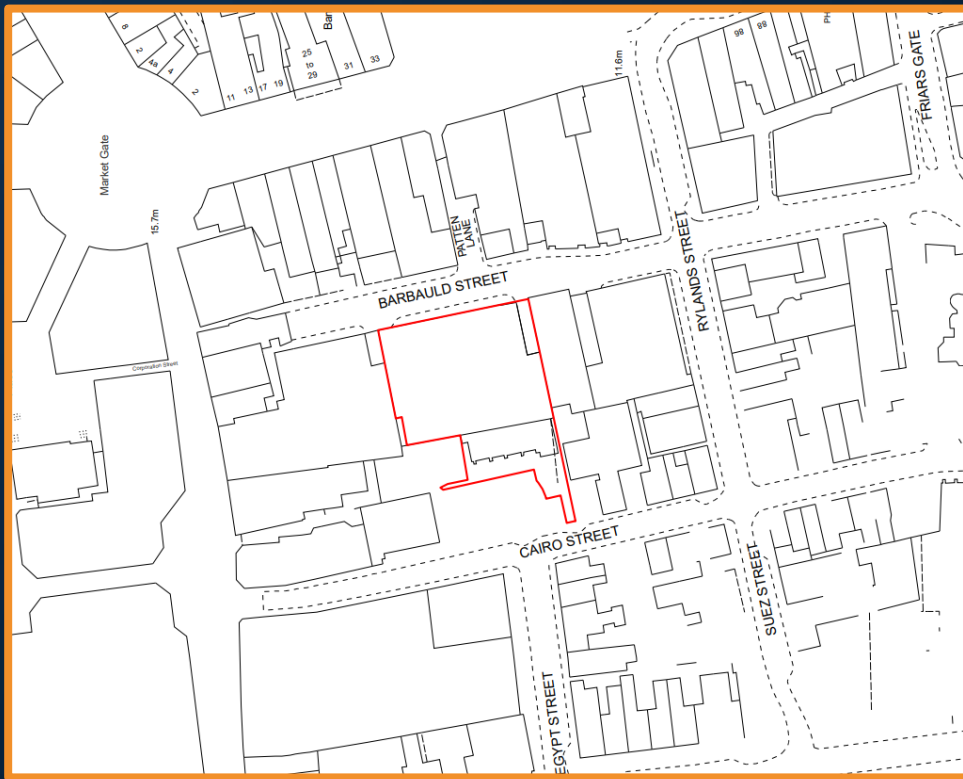
IT IS LOCATED EQUIDISTANT BETWEEN LIVERPOOL AND MANCHESTER (C. 20 MILES) WITH REGULAR TRAIN RAIL SERVICES TO LIVERPOOL (40 MINUTES) AND MANCHESTER (30 MINUTES) RESPECTIVELY.



TITLE PLAN



CABINET WORKS, BARBAULD STREET, WARRINGTON, WA1 2QZ



PLANNING

- THE LOCAL PLANNING DEPARTMENT ARE SUPPORTIVE TO A VARIETY OF USES ON THE SITE INCLUDING HOTEL/LEISURE, RESIDENTIAL OR MIXED USE TO BE FIT FOR LOCATION OF THE SITE WITHIN THE TOWN CENTRE AND TO CONTRIBUTE TO THE DAY AND NIGHT-TIME ECONOMY OF THE AREA

DETAILS



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DESCRIPTION

- THE SITE HAS FRONTAGES TO BOTH BARBAULD STREET AND CAIRO STREET, WHICH EXTENDS TO 0.385 ACRES (0.15 HA) AND WAS FORMERLY OCCUPIED BY THE CABINET WORKS BUILDING WHICH HAS BEEN DEMOLISHED TO PAVE THE WAY FOR NEW DEVELOPMENT SUBJECT TO THE APPROPRIATE PLANNING CONSENT.

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- THE MAJORITY OF THE SITE IS HELD FREEHOLD UNDER TITLE CH511791
- THE REMAINDER OF THE SITE IS HELD ON TWO LONG LEASEHOLD TITLES;
- CH670889 – 999 YEARS (LESS 10 DAYS) FROM 24 MARCH 1841 AND;
- CH511790 – 945 YEARS (LESS 7 DAYS) FROM 24 MARCH 1895
- BOTH LEASES ARE ON ANNUAL PEPPERCORN RENTS

PRICE

- OFFERS ARE INVITED FOR THE BENEFIT OF OUR CLIENTS INTEREST EITHER ON A CONDITIONAL OR UNCONDITIONAL BASIS

ENQUIRIES

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📍 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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