

FOR SALE

29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

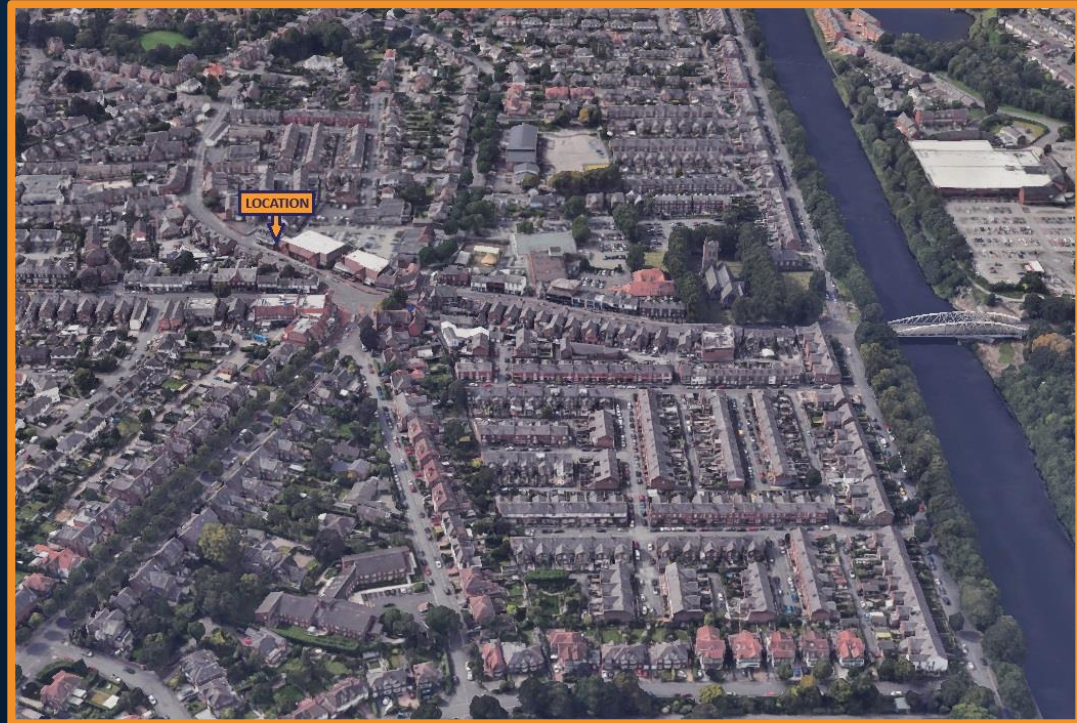


LOCATION

29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

THE PROPERTY IS LOCATED IN THE HEART OF STOCKTON HEATH VILLAGE, BEING AN AFFLUENT AND MUCH SOUGHT AFTER AREA OF THE NORTH WEST IN A WELL-ESTABLISHED COMMERCIAL AREA WITHIN 100 METRES OF ITS TRAFFIC LIGHT CONTROLLED JUNCTION, WITH THE A49 LONDON ROAD, SOME THREE MILES SOUTH OF WARRINGTON TOWN CENTRE.

OCCUPIERS IN THE AREA INCLUDE STARBUCKS, PICCOLINO'S, OLIVE TREE BRASSERIE AND NANDO'S



PHOTOS



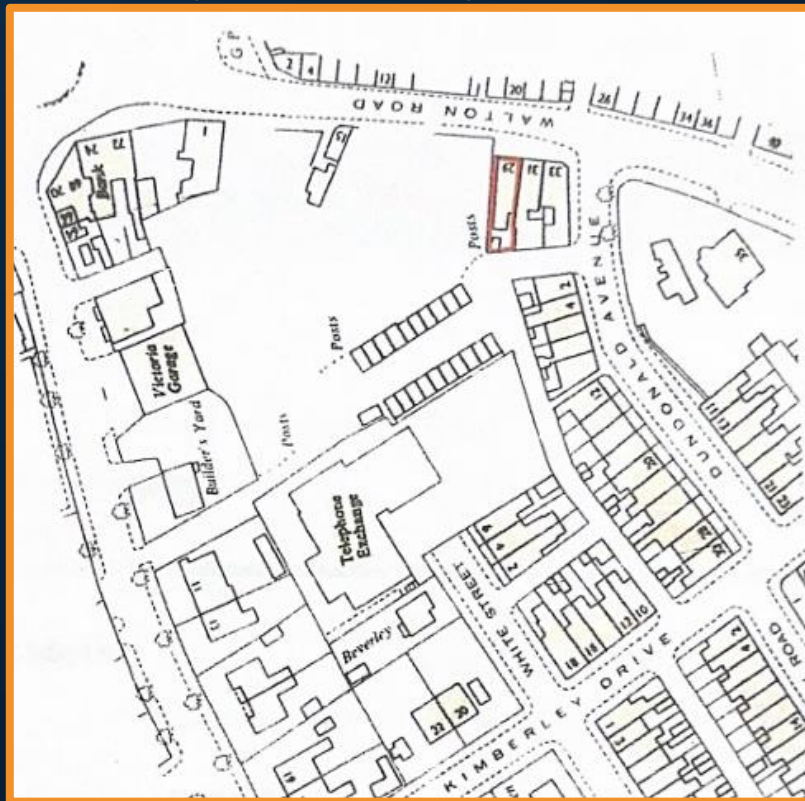
29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ



TITLE PLAN

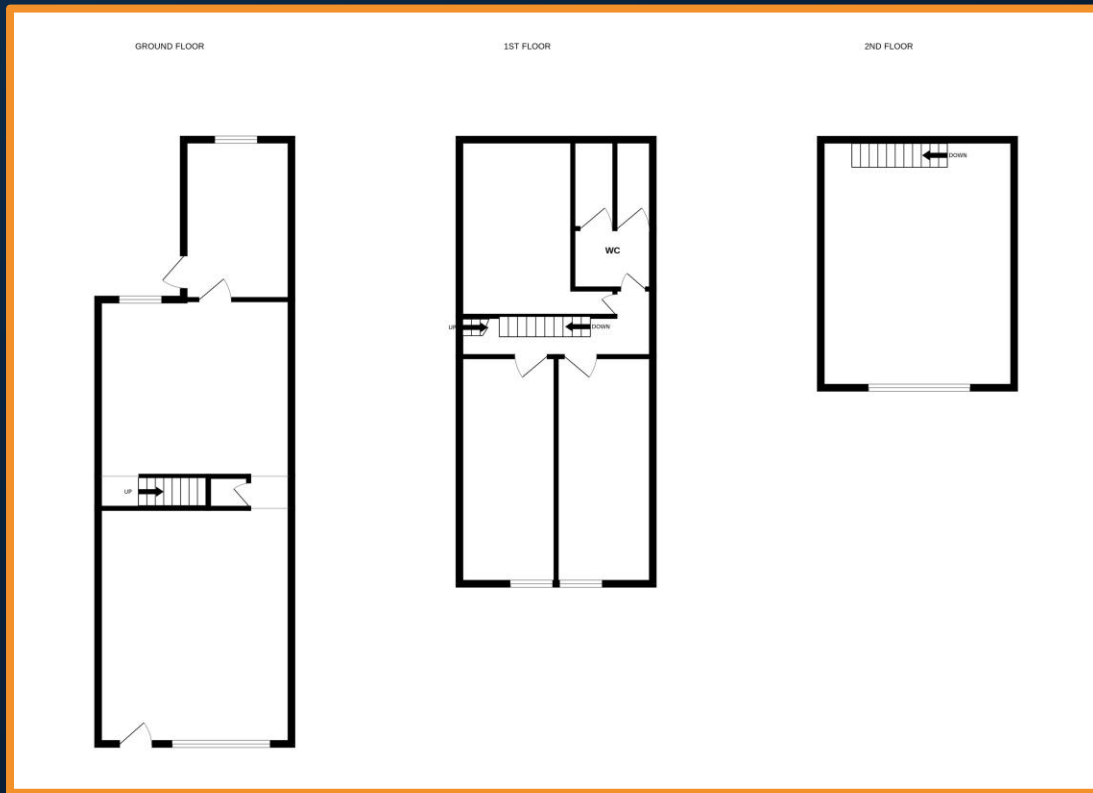


29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ



FLOORPLAN

29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ



DETAILS



29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

DESCRIPTION

- PRIME LOCATION IN STOCKTON HEATH VILLAGE
- INVESTMENT OPPORTUNITY
- HIGHSTREET FRONTAGE
- POPULAR COMMERCIAL LOCATION
- CURRENTLY USED FOR USE CLASS E

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- LONG LEASEHOLD FOR 999 YEARS (LESS 7 DAYS) FROM 2ND FEBRUARY 1899
- GROUND RENT - £5.15 PER ANNUM

TENANCY DETAILS

- GASCOIGNE HALMAN LIMITED - 10 YEAR LEASE COMMENCING 1ST OCTOBER 2016, PAYING A RENTAL OF £18,500 PER ANNUM.

PRICE

- OFFERS IN EXCESS OF £400,000 EXCLUSIVE OF VAT

ENQUIRIES



29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

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

 JORDAN@READPROPERTY.INFO

 WWW.READPROPERTIES.CO.UK

 01925 213987



zoopla

