

# FOR SALE

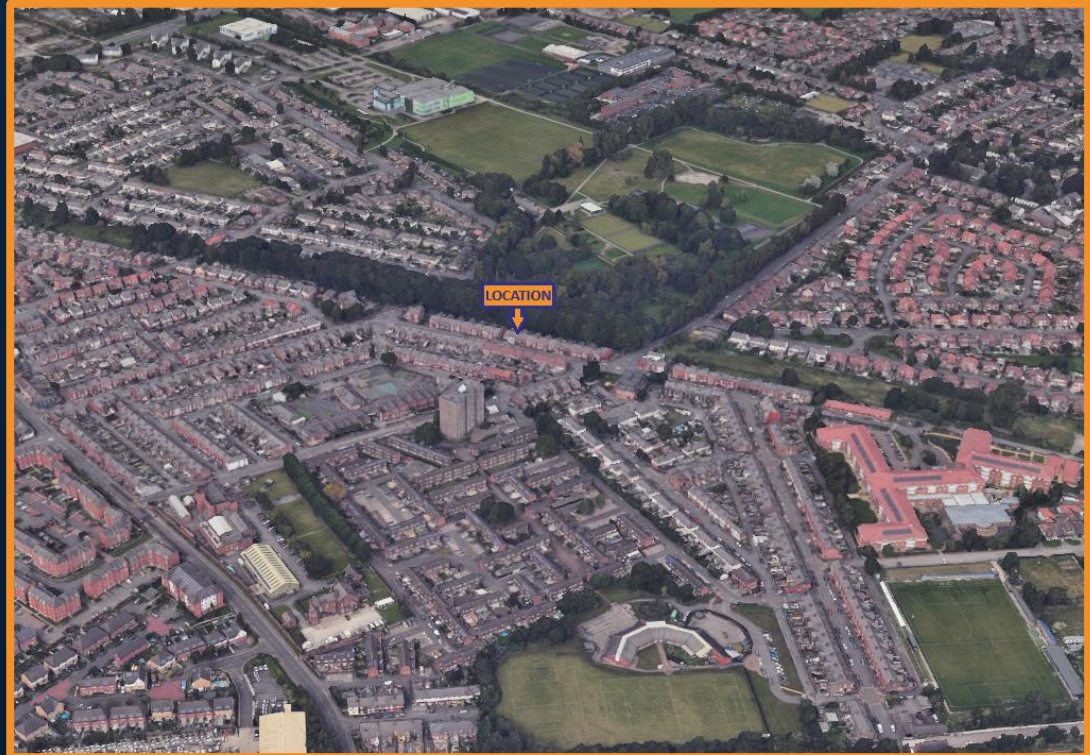
32 NORRIS STREET, ORFORD, WARRINGTON, WA2 7RL



# LOCATION

32 NORRIS STREET, ORFORD, WARRINGTON, WA2 7RL

THE PROPERTY IS SITUATED ON NORRIS STREET, WARRINGTON. THIS LOCATION BENEFITS FROM CONVENIENT ACCESS TO WARRINGTON TOWN CENTRE AND NEARBY MOTORWAY LINKS M6/M62. IT ALSO HAS EXCELLENT PUBLIC TRANSPORT FACILITIES WITH WARRINGTON CENTRAL TRAIN STATION AND WARRINGTON BANK QUAY TRAIN STATION JUST 0.8 MILES AND 1.4 MILES AWAY RESPECTIVELY



# PHOTOS



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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION JUST NORTH WEST OF WARRINGTON TOWN CENTRE
- PROMINENT FRONTAGE
- POPULAR COMMERCIAL LOCATION
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS
- THE PROPERTY COMPRISES OF A COMMERCIAL UNIT ON THE GROUND FLOOR AND A 2 BEDROOM FLAT UPSTAIRS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TENURE

- FREEHOLD

## TENANCY DETAILS

- GROUND FLOOR – VACANT
- FIRST FLOOR – 6 MONTH ROLLING LEASE AT A RENTAL OF £625 PER MONTH

## PRICE

- £160,000 (WE UNDERSTAND THERE IS NO VAT PAYABLE)

# ENQUIRIES

32 NORRIS STREET, ORFORD, WARRINGTON, WA2 7RL



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

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