

## Investment For Sale

# Land and Buildings at Chester Road

Chester Road, Warrington, WA4 6BE

Businesses Unaffected | Approximately 0.95 Acres



### Accommodation

The site is considered suitable for a variety of uses, subject to the necessary planning consents.

### Tenure

Freehold

### Price

£500,000 exclusive of VAT

### Tenancy Details

Part	Leaseholder	Expiry	Passing Rent	Break Option	Rent Review	Tenure
1A	One Chester Road Limited	9 <sup>th</sup> June 2026	£9,200	N/A	N/A	Outside the Landlord and Tenant Act 1954
1B	One Chester Road Limited	24 <sup>th</sup> December 2039	£10,000	N/A	25 <sup>th</sup> December 2029	Inside the Landlord and Tenant Act 1954

For all enquiries...



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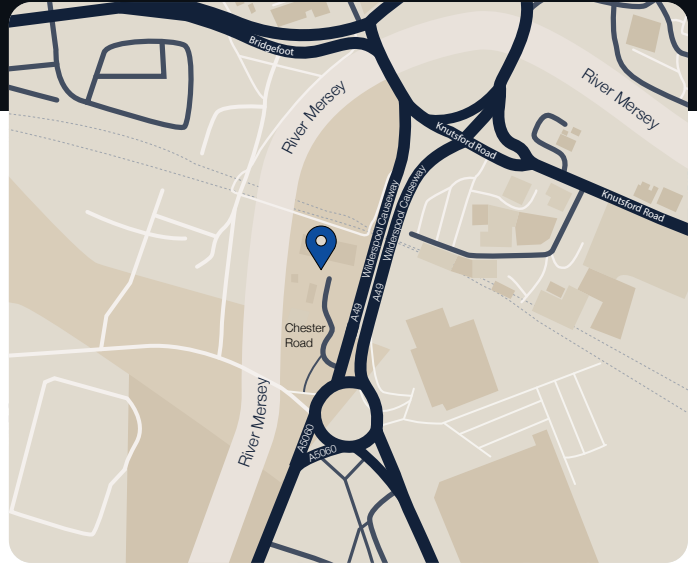
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# Location

The site is situated off the A49 arterial route, which runs north-south through Warrington Town Centre at the Brian Bevan Island junction with the A5060. This location spans several areas, including Latchford West, Grappenhall, and Daresbury. The site benefits from excellent public transport links, with Warrington Bank Quay station approximately 700 meters away, offering access to national rail services. It is located about 500 meters from Warrington Town Centre and at the entrance to Centre Park, which is Warrington's principal business park, housing the Village Hotel. The surrounding area primarily features a mix of commercial uses, including offices, leisure facilities, and industrial developments.



## 1A Chester Road

The building at 1A Chester Road is a brick construction, topped with an asbestos sheeted roof covering. This established property offers versatile functionality with its layout. The ground floor is designed with a combination of reception and storage areas. This space serves as an entry point for customers while also providing essential storage option to the rear of the reception area. Above the ground level, the mezzanine floor predominantly serves as storage for materials and machinery.

## 1B Chester road

1B Chester Road is a multi occupied commercial site, a car sales pitch and Alpine Hire, the latter serving as an overflow section for the adjacent 1A Chester Road. This versatile space is organized effectively to cater to the operational needs of both occupiers. The car sales pitch is prominently sectioned off with steel fencing, offering security and a defined area for showcasing vehicles. The pitch is finished with a stone surface, which facilitates vehicle display.

At the rear of the property, Alpine Hire occupies several buildings. One of these structures functions as an office for Alpine Hire, The remaining units are dedicated to the storage of materials and machinery essential for their business operations.

1A Chester Road

1B Chester Road



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