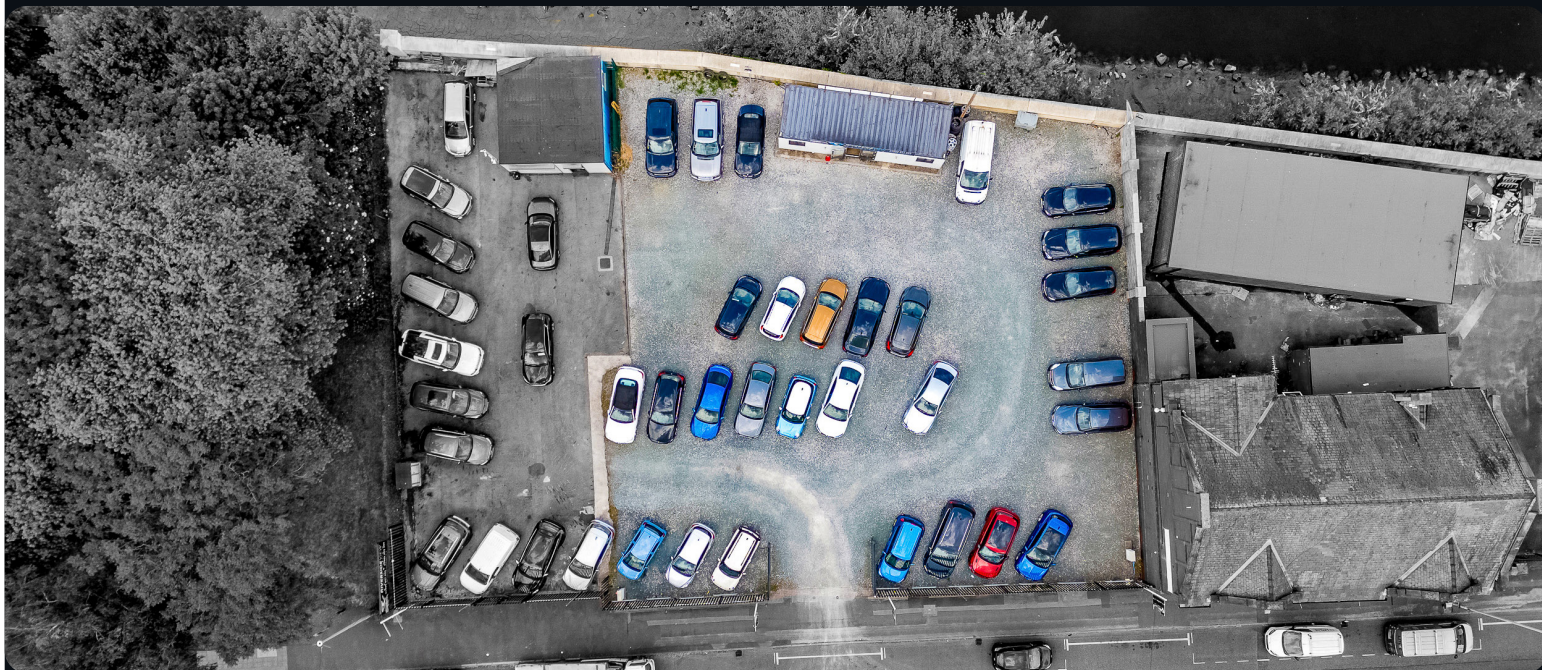


Investment For Sale

Knutsford Road

Knutsford Road, Warrington, WA4 1AB

Business Unaffected | Approximately 0.24 Acres



Accommodation

Cleared, hardcore surfaced plot with power. Suitable for a variety of uses, subject to the necessary planning consents.

Tenure

Freehold

Price

£275,000 exclusive of VAT

Tenancy Details

Leaseholder	Expiry	Passing Rent	Break	Tenure
Riverside View Car Sales Limited	8 th April 2029	£20,000	8 th April 2027 (Penalty £2,000)	Outside the Landlord and Tenant Act 1954

For all enquiries...



Read Property Associates

Office Number

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Bradley Read

Commercial Property Consultant

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Tanya Read

Commercial Property Consultant

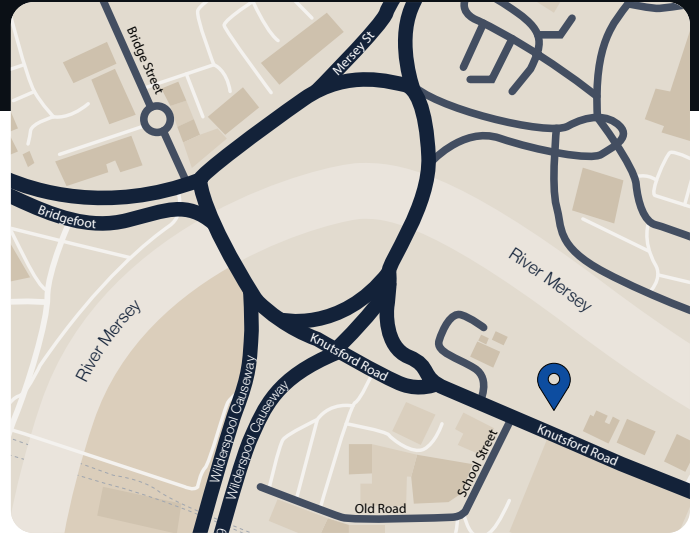
07912207112

tanya@readproperty.info

Location

Knutsford Road is a key arterial route situated to the southeast of Warrington Town Centre. Forming part of the A50, it connects central Warrington with Latchford, Grappenhall, Knutsford, and other surrounding suburbs and is one of the busiest A-roads in the borough with excellent visibility.

The site is surrounded by a mix of light commercial and residential properties with a range of amenities located nearby including shops, cafes, schools, and public parks. Warrington Town Centre is approx. 500 meters away.



The Site

The site is approximately 0.24 acres of hardcore surface land with electricity supply. Planning permission granted in 2016 as car sales including a sales office and continues to be used for that purpose by Riverside View Car Sales Limited.



MISREPRESENTATION ACT: All Agents and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has the authority to make or give any representation or warranty in relation to this property. June 2025.