

INVESTMENT FOR SALE

94 BRIDGE STREET, WARRINGTON, WA1 2RF



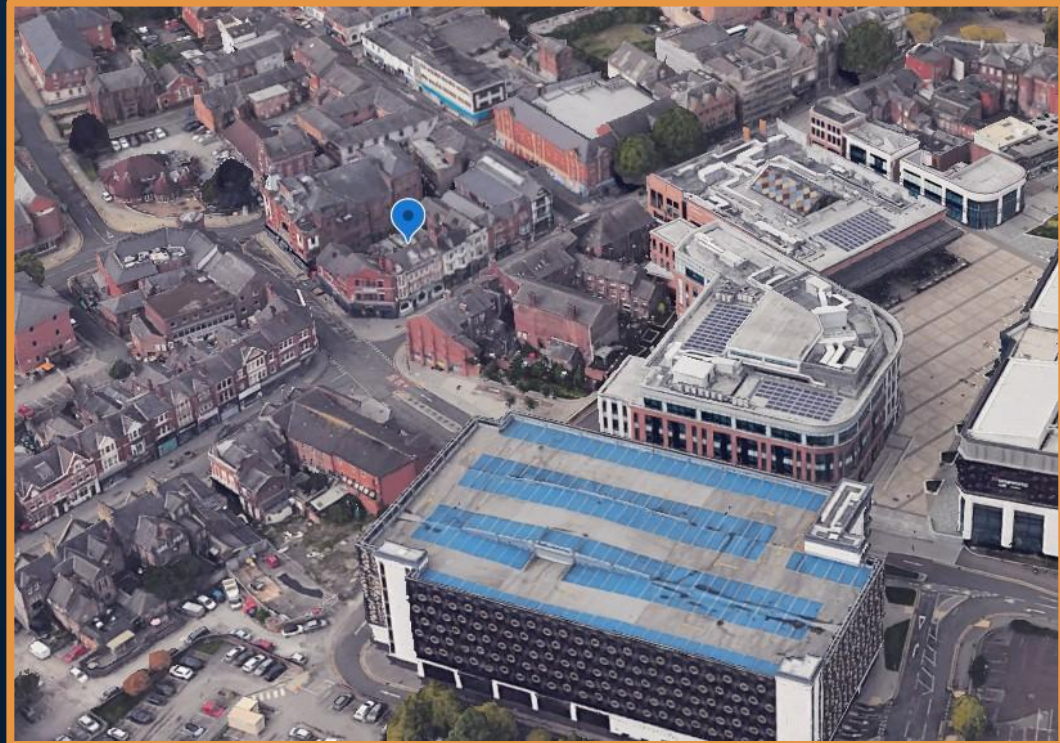
LOCATION

94 BRIDGE STREET, WARRINGTON, WA1 2RF



THE PROPERTY IS SITUATED ALONG THE MID-SECTION OF BRIDGE STREET, BENEFITING FROM BOTH STRONG VEHICULAR AND PEDESTRIAN FLOW, TOGETHER WITH ON-STREET PARKING THAT PROVIDES CONVENIENT ACCESS FOR DELIVERIES. IT OCCUPIES AN ESTABLISHED AND WELL-REGARDED LOCATION WITHIN THE TOWN CENTRE, WITH THE NEW TIME SQUARE RETAIL, LEISURE AND OFFICE COMPLEX LOCATED NEARBY.

THE PROPERTY IS ALSO POSITIONED CLOSE TO THE NEW UNIVERSITY CAMPUS, GENERATING A GOOD LEVEL OF STUDENT ACTIVITY IN THE AREA, WHICH WILL ONLY INCREASE OVER TIME.



PHOTOS

94 BRIDGE STREET, WARRINGTON, WA1 2RF



DETAILS



94 BRIDGE STREET, WARRINGTON, WA1 2RF

DESCRIPTION

- PRIME LOCATION ON BRIDGE STREET, WARRINGTON
- INVESTMENT WITH FUTURE DEVELOPMENT OPPORTUNITY
- GROUND FLOOR ACCOMMODATION – 2,691 SQ.FT
- FIRST FLOOR ACCOMMODATION – 840 SQ.FT
- SECOND FLOOR ACCOMMODATION – 753 SQ.FT
- THIRD FLOOR ACCOMMODATION – 646 SQ.FT
- BASEMENT ACCOMMODATION – 1,238 SQ.FT
- ROADSIDE FRONTAGE
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

TENURE

- FREEHOLD

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- OFFERS IN EXCESS OF £500,000 PLUS VAT

TENANCY DETAILS

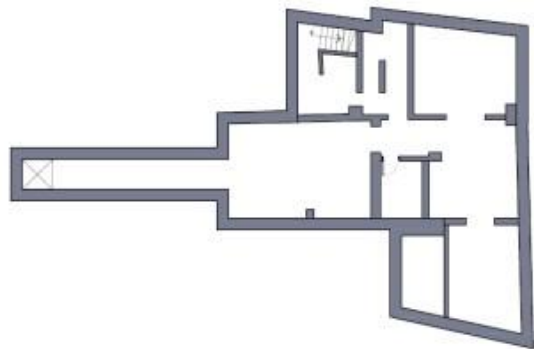
- THE PROPERTY IS SUBJECT TO A FULL REPAIRING AND INSURING LEASE ON THE BELOW TERMS.

TENANT	EXPIRY	RENT P.A	NOTES	LEASE TYPE	RENT REVIEW	REVIEW TYPE	TENANT BREAK OPTION
AJP LEASEHOLD (CANNOCK) LTD	19.11.2039	£35,000	PERSONAL GUARANTOR - FOR ONE YEARS RENT	FRI	20.11.2029	5 YEARLY UPWARDS ONLY OMR	19.11.2034 (6 MONTHS WRITTEN NOTICE)

FLOORPLANS



94 BRIDGE STREET, WARRINGTON, WA1 2RF



BASEMENT FLOOR PLAN

Project No. 21-122 (EXT)110 Rev. 1
21-122 (EXT)110 Rev. 1
EXISTING BASEMENT FLOOR PLAN
DATE: 10/10/2021
DRAWN BY: [Signature]



GROUND FLOOR PLAN **A**

Project No. 21-122 (EXT)110 Rev. 1
21-122 (EXT)110 Rev. 1
EXISTING GROUND FLOOR PLAN
DATE: 10/10/2021
DRAWN BY: [Signature]

FLOORPLANS

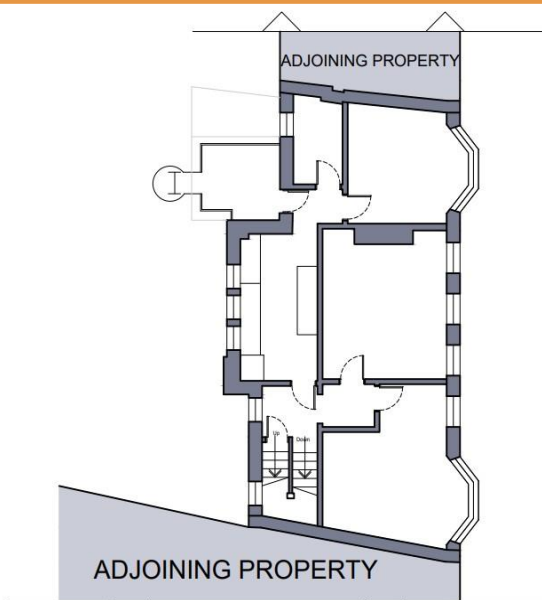
94 BRIDGE STREET, WARRINGTON, WA1 2RF



FIRST FLOOR PLAN

PROPOSED BY: [Logo]
DRAWN BY: [Logo]
CHECKED BY: [Logo]
DATE: 21-122 (EXT)12 Rev. 1

EXISTING FIRST FLOOR PLAN
21-122 (EXT)12 Rev. 1



SECOND FLOOR PLAN

PROPOSED BY: [Logo]
DRAWN BY: [Logo]
CHECKED BY: [Logo]
DATE: 21-122 (EXT)12 Rev. 1

EXISTING SECOND FLOOR PLAN
21-122 (EXT)12 Rev. 1

- 1. All work shall be done in accordance with the provisions of the Building Regulations 2010 and the Building Regulations 2010 (Amendment) (England) Regulations 2015.
- 2. The proposed alterations shall be carried out in accordance with the Building Regulations 2010 and the Building Regulations 2010 (Amendment) (England) Regulations 2015.
- 3. The proposed alterations shall be carried out in accordance with the Building Regulations 2010 and the Building Regulations 2010 (Amendment) (England) Regulations 2015.

ENQUIRIES

94 BRIDGE STREET, WARRINGTON, WA1 2RF



 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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zoopla

