FOR SALE

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL

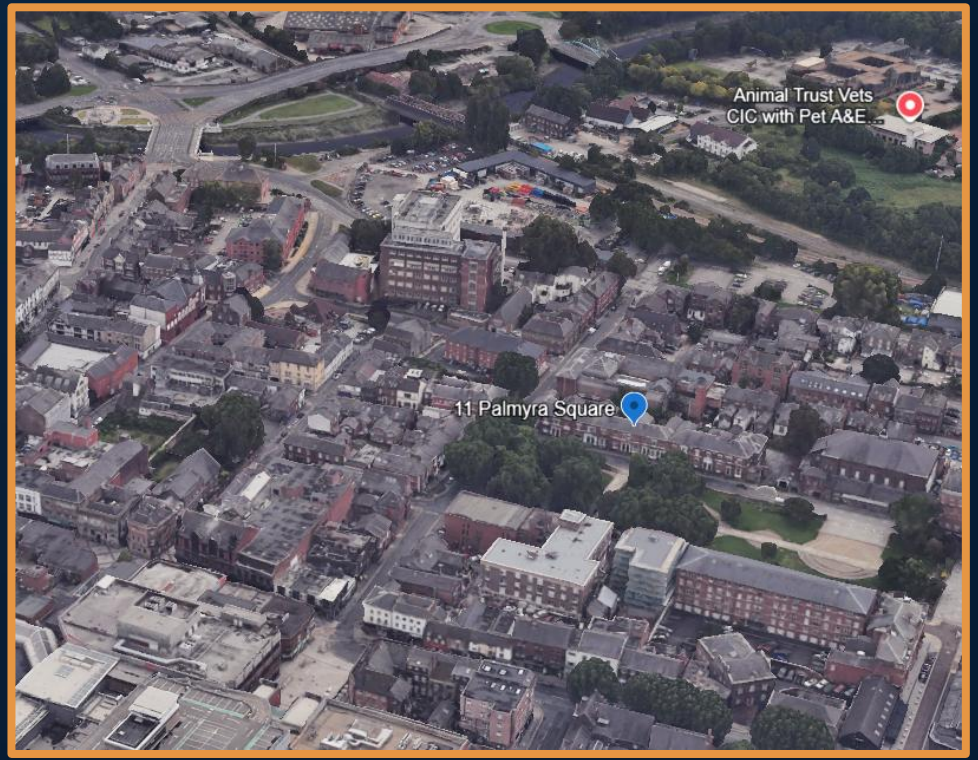


LOCATION

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL

11 PALMYRA SQUARE ENJOYS A PRIME TOWN CENTRE LOCATION IN THE HEART OF WARRINGTON, SURROUNDED BY A WIDE RANGE OF RETAIL, LEISURE, AND BUSINESS AMENITIES. THE PROPERTY IS IDEALLY POSITIONED WITHIN WALKING DISTANCE OF GOLDEN SQUARE SHOPPING CENTRE, A VARIETY OF CAFÉS, RESTAURANTS, AND HIGH STREET RETAILERS, MAKING IT AN ATTRACTIVE AND CONVENIENT ADDRESS FOR BUSINESSES SEEKING A CENTRAL PRESENCE.

THE LOCATION BENEFITS FROM EXCELLENT PUBLIC TRANSPORT LINKS, WITH WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS WITHIN EASY REACH, PROVIDING REGULAR SERVICES TO MANCHESTER, LIVERPOOL, AND OTHER MAJOR UK DESTINATIONS. THE M6, M62, AND M56 MOTORWAY NETWORKS ARE ALSO ACCESSIBLE, OFFERING CONVENIENT ROAD CONNECTIONS ACROSS THE NORTH WEST AND BEYOND



PHOTOS

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL



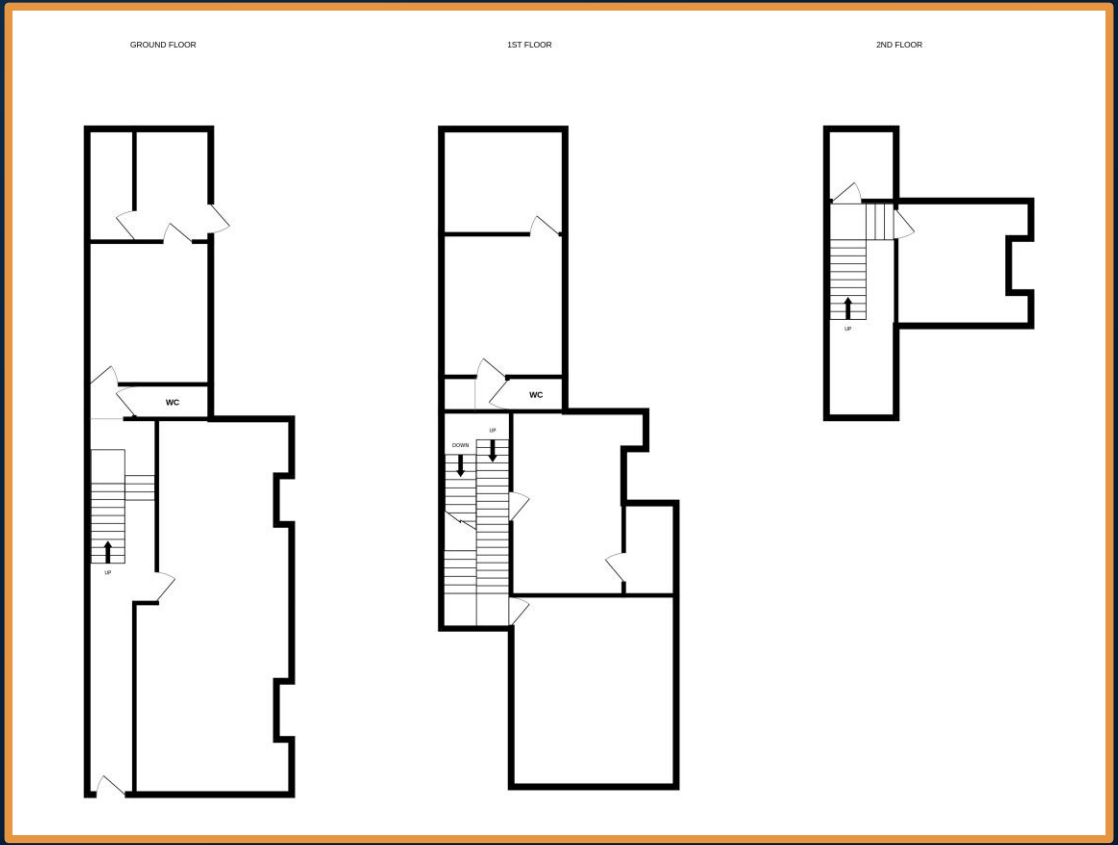






FLOORPLAN

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL



DETAILS

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL

DESCRIPTION

- 11 PALMYRA SQUARE IS AT THE HEART OF WARRINGTON'S CULTURAL QUARTER, A THRIVING AREA FOR CAFES, BARS AND RETAIL
- THE PROPERTY BENEFITS FROM LARGE DISPLAY WINDOWS SET WITHIN AN IMPRESSIVE FRONTAGE, OVERLOOKING THE HISTORIC GREEN SQUARE, A STANDOUT FEATURE OF WARRINGTON TOWN CENTRE
- GRADE 2 LISTED BUILDING
- NET ACCOMMODATION – CIRCA 1,583 SQ.FT
- GROSS ACCOMMODATION – CIRCA 1,850 SQ.FT
- ROAD FRONTAGE
- EXCELLENT TRANSPORT LINKS
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- SOUTH FACING WALLED GARDEN TO THE REAR
- CLOSE TO AMENITIES

TENURE

- FREEHOLD

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

PRICE

- OFFERS IN EXCESS OF £250,000 EXCLUSIVE OF VAT

ENQUIRIES

11 PALMYRA SQUARE SOUTH, WARRINGTON, WA1 1BL

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