

FOR SALE

5 SUEZ STREET, WARRINGTON, WA1 1EF



LOCATION

5 SUEZ STREET, WARRINGTON, WA1 1EF

THE PROPERTY ENJOYS A PROMINENT AND HIGHLY ACCESSIBLE POSITION WITHIN WARRINGTON, LOCATED CLOSE TO THE TOWN CENTRE AND THE AREA'S ESTABLISHED COMMERCIAL AND INDUSTRIAL DISTRICTS.

THE LOCATION BENEFITS FROM A WIDE RANGE OF LOCAL AMENITIES, RETAIL FACILITIES, CAFÉS, AND EVERYDAY SERVICES, ALL WITHIN EASY REACH. THE PROPERTY IS WELL PLACED FOR ACCESS TO WARRINGTON'S EXTENSIVE TRANSPORT NETWORK, WITH THE M6 AND M62 MOTORWAYS PROVIDING EXCELLENT LINKS TO MANCHESTER, LIVERPOOL, CHESTER, BIRMINGHAM, AND THE WIDER NORTH WEST.

WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS ARE ALSO WITHIN EASY REACH, PROVIDING CONVENIENT RAIL CONNECTIONS TO MAJOR REGIONAL AND NATIONAL DESTINATIONS



PHOTOS

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Figure 10 shows three floor plans for a building. The top plan is the 1st Floor, the middle is the 2nd Floor, and the bottom is the 3rd Floor. Each plan includes room names, dimensions in feet and inches, and dimensions in meters.

1st Floor

- Room: 10'10" x 12'9" (3.14 m x 3.92 m)
- Bath: 4'10" x 5'10" (1.49 m x 1.52 m)
- Room: 10'11" x 12'4" (3.12 m x 3.76 m)

2nd Floor

- Office: 8'9" x 15'4" (2.57 m x 4.63 m)
- Room: 12'7" x 25'9" (3.86 m x 7.96 m)

3rd Floor

- Room: 10'11" x 11'7" (3.12 m x 3.53 m)
- Bath: 8'1" x 11'1" (2.46 m x 3.33 m)

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DETAILS

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DESCRIPTION

- PRIME LOCATION IN THE HEART OF WARRINGTON TOWN CENTRE
- HIGHSTREET FRONTAGE
- EXCELLENT TRANSPORT LINKS
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED
- CLOSE TO AMENITIES

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- LONG LEASEHOLD FOR 995 YEARS FROM MARCH 1844

PRICE

- OFFERS IN EXCESS OF £185,000 EXCLUSIVE OF VAT

ENQUIRIES

5 SUEZ STREET, WARRINGTON, WA1 1EF



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

 JORDAN@READPROPERTY.INFO

 WWW.READPROPERTIES.CO.UK

 01925 213987



zoopla

