INVESTMENT FOR SALE

94 BRIDGE STREET, WARRINGTON, WA1 2RF

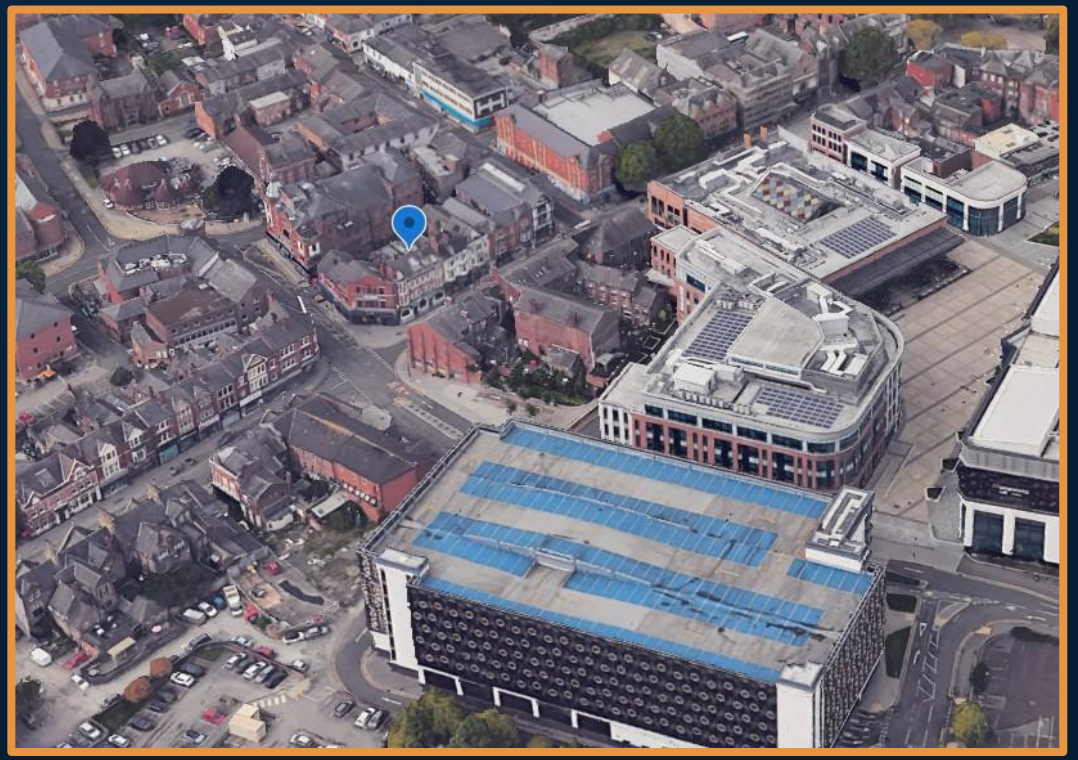


LOCATION

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

- £475,000 PLUS VAT

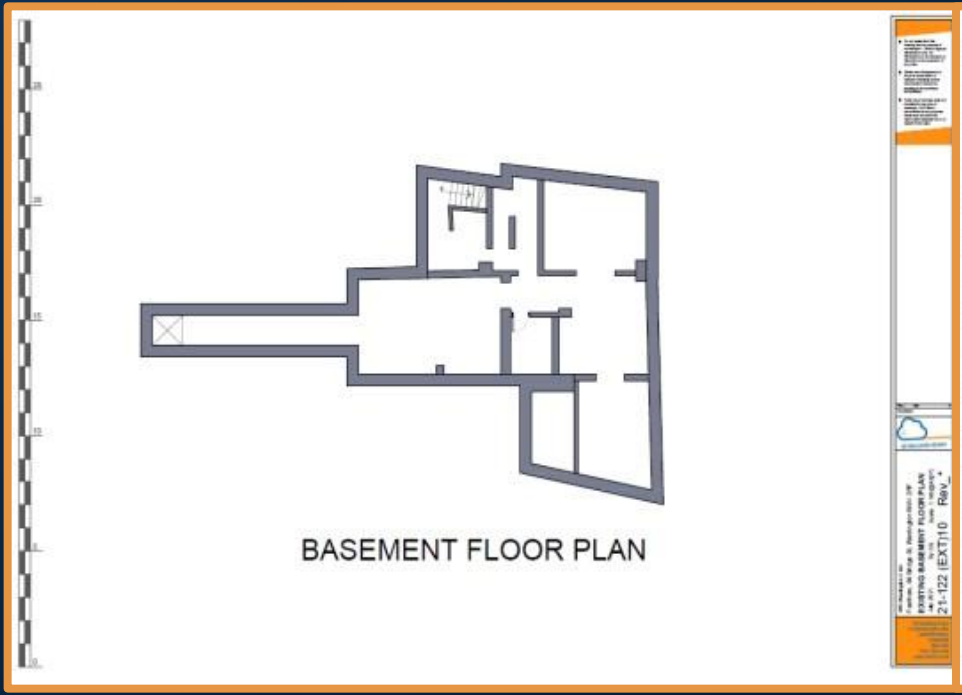
TENANCY DETAILS

- 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

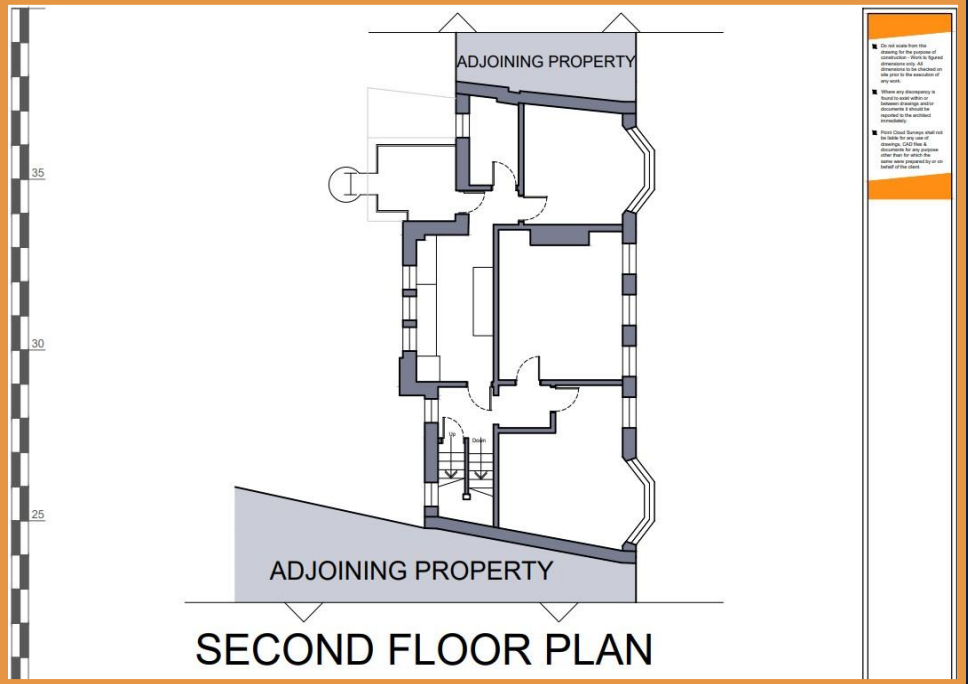




FLOORPLANS

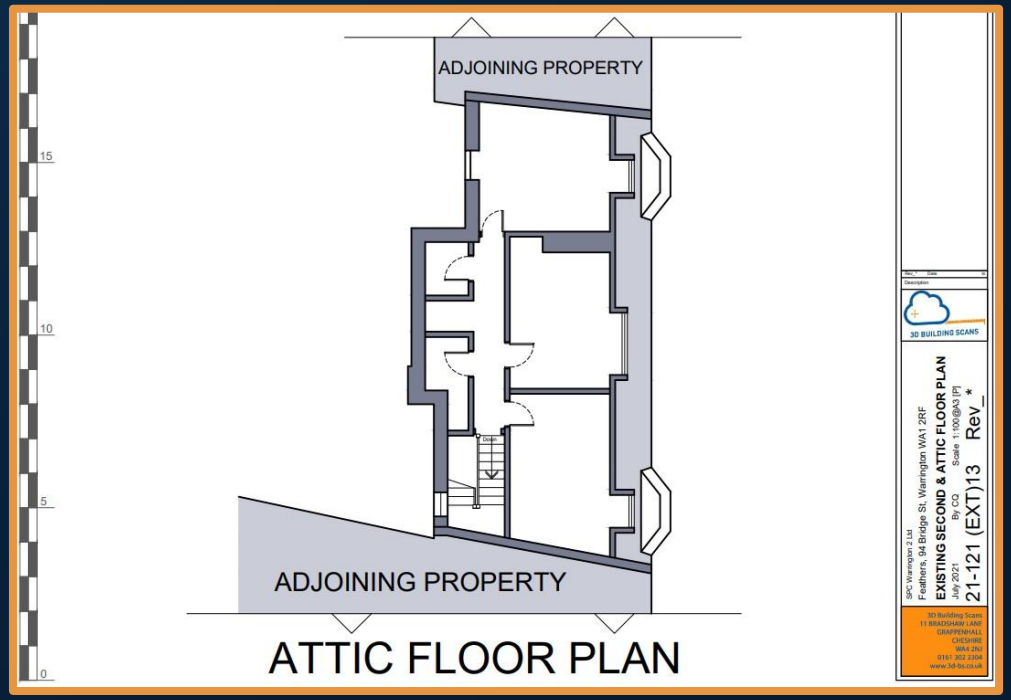
94 BRIDGE STREET, WARRINGTON, WA1 2RF





FLOORPLANS

94 BRIDGE STREET, WARRINGTON, WA1 2RF



ATTIC FLOOR PLAN

ENQUIRIES

94 BRIDGE STREET, WARRINGTON, WA1 2RF

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

JORDAN@READPROPERTY.INFO

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ZOOPLA