# for sale

Two Storey Retail Premises

71.8 m² (772 ft²)

19 Manchester Road

Warrington

WA1 3AB

- Prominently Positioned Retail Unit
- Formerly Occupied By Boots Pharmacy
- Potential For Residential Conversion

MORGANWILLIAMS.com

**01925 414909**

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## Location

The property is prominently positioned on the A57, Manchester Road, close to its junction with Church Street.

The immediate surrounding area is predominantly residential, however, there are commercial occupiers on the same block including a hairdressers, therapy centre, gym and doctors surgery.

In addition to the above, there is a large Sainsbury's superstore in close proximity and Warrington Town Centre is within 1 mile, providing all local amenities are accessible within walking distance of the premises.

## Description

A two-storey retail unit, formerly occupied by Boots Pharmacy and being sold with Vacant Possession.

To the ground floor is a retail area with consultation room, created by way of stud partition, under stair storage cupboard and kitchen and WC in a single storey lean-to extension to the rear.

The first floor is accessed by way of an internal staircase and provides two storage rooms/offices.

Externally there is a small yard to the rear for bin storage.

## Accommodation

Net Internal Area

| | | |
|---|---|---|
| Ground | 48.7 m² | 524 ft² |
| First | 23.1 m² | 248 ft² |
| **Total** | **71.8 m²** | **772 ft²** |

## Services

Mains electricity, water and drainage are connected.

## Business Rates

Rateable Value: £5,200.
Rates payable 2020/21: £2,594.80.

Qualifying businesses will be eligible for Small business Rates Relief, meaning the Rates Payable will be £nil. Interested parties should enquire to the Local Authority to confirm their eligibility.

## Asking Price

£120,000.

## Tenure

The property is held by way of a Long Leasehold for a Term of 1000 years from 31st October 1826.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is www.morganwilliams.com

## SUBJECT TO CONTRACT

## EPC - Available on Request

E&OE
1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.