

# FOR SALE

**3 STOREY WITH BASEMENT RETAIL PROPERTY**



**109 BRIDGE STREET  
WARRINGTON  
WA1 2HR**

**\* Fully Refurbished \***

**\* Vacant Possession \***

**\* A2 Permission Granted for First and Second Floors \***

**\* Ideal for Owner Occupiers and Investors \***

## **LOCATION**

The property is situated on the lower section of Bridge Street in Warrington Town Centre within the principal night time entertainment area. Surrounding occupiers are predominantly bars and restaurants together with several recruitment consultancies.

Nearby occupiers include Panama Jacks, 53 Degrees North, Funky Box and McCauley's. The head office of Guardian Series Newspapers is also close by.

01925 414909

## DESCRIPTION

A 3-storey with basement mid-terraced retail property which is currently divided into ground floor shop with basement storage and first and second floor vacant accommodation which benefits from A2 consent.

The property has been recently refurbished to a high standard and provides a good opportunity for an owner occupier or for an investor to let out.

The first and second floors have a separate access point and will lend themselves well to an office occupier.

Externally there is an enclosed yard to the rear.

## ACCOMMODATION

Net Internal Areas

|               |                            |                             |
|---------------|----------------------------|-----------------------------|
| Ground Floor: | 39.5 m <sup>2</sup>        | 425 ft <sup>2</sup>         |
| First Floor:  | 47.0 m <sup>2</sup>        | 506 ft <sup>2</sup>         |
| Second Floor: | 37.3 m <sup>2</sup>        | 402 ft <sup>2</sup>         |
| Basement      | <u>36.0 m<sup>2</sup></u>  | <u>388 ft<sup>2</sup></u>   |
| <b>Total:</b> | <b>159.8 m<sup>2</sup></b> | <b>1,721 ft<sup>2</sup></b> |

## SERVICES

All mains services are connected.

## RATES

Rateable Value: £8,800.

Business Rates Payable 2010/11:3,643.20.

For Companies eligible for Small Business Rate Relief the payable would be £2,650.38.

## TENURE

Advised to be Freehold.

## SALE PRICE

£200,000.

## VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**  
(Ref: RB)

For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)  
E&OE Bridge Street 109 (RB)

01925 414909

1. Whilst the information given in these particulars is 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.

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