

FOR SALE

Tenanted Industrial Unit with Yard

363.6 m² (3,913 ft²)



**UNIT 8B
PALATINE INDUSTRIAL ESTATE
CAUSEWAY AVENUE
WARRINGTON
WA4 6QQ**

*** Income Producing ***

*** Trade Counter ***

*** Good Yard ***

LOCATION

Located on the popular Palatine Industrial Estate, on the south side of the Town Centre, off the main A49 Wilderspool Causeway.

The A49 intersects with Junction 10 of the M56 Motorway 3 miles further south.

01925 414909

DESCRIPTION

An end terraced industrial unit incorporating trade counter, offices and W.C facilities.

The unit is leased to NWD (Fastenings) who have been in occupation for approximately 11 years at a rent of £13,920 per annum excluding buildings insurance. There is no formal lease in place.

ACCOMMODATION

We calculate the following Gross Internal Areas in accordance with the RICS Code of Measuring Practice.

363.6 m² 3,913 ft²

SERVICES

All mains services are connected.

There is a 3 phase electricity supply.

RATES

Rateable Value: £12,000.
Business Rates Payable 2009/10: £5,712.

TENURE

Understood 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
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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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CHARTERED SURVEYORS

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