

FOR SALE

Town Centre Retail Investment Property



**31 HORSEMARKET STREET
WARRINGTON
WA1 1TS**

Busy Trading Location

High Pedestrian Flow

Close to Bus Station and Entrance to Golden Square

LOCATION

The property occupies a prominent location on Horsemarket Street opposite its junction with Town Hill. There are several multiple retailers close by and the Golden Square Shopping Centre is situated to the rear. Opposite the property is the Royal Bank of Scotland.

01925 414909

DESCRIPTION

The property comprises a two storey plus basement mid terrace building which is currently let to Tenzy Limited on a 5 year Full Repairing and Insuring Lease which is due to expire 31 August 2011. The current passing rental is £15,000 per annum exclusive.

The Tenants have been in occupation since August 2006 and they retail computers, mobile phones and electronic goods.

ACCOMMODATION

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

Ground Floor:	42.3 m ²	455 ft ²
First Floor:	37.0 m ²	398 ft ²
Basement:	<u>28.6 m²</u>	<u>308 ft²</u>
Total:	107.9 m²	1,161 ft²

SERVICES

Mains electricity, water, gas and drainage are connected.

TENURE

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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