

for sale

Fully Fitted Restaurant & Large Apartment

234 m² (2,518 ft²)



8 Bold Street
Warrington
WA1 1DR

- Ready for Immediate Trade
- Fully Fitted Commercial Kitchen Included
- Traditional Period Features Retained
- Large Three Bedroomed Apartment
- Furnished Dining Area with Bar/Servery
- Well Maintained Condition Throughout

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on Bold Street within the heart of Warrington Town Centre.

Surrounding property is a healthy mix of commercial, professional, leisure and residential.

Golden Square Shopping Mall and the retail core can be reached within 2 minutes walk.

The new Time Square Cinema and Restaurant complex can be reached within 5 minutes walk.

Description

We are delighted to offer for sale an extremely rare opportunity to purchase a long-established bistro/restaurant with large apartment above. The property is offered for sale due to the owners retirement.

The ground floor comprises a lovely restaurant with bar/servery and large rear kitchen, that is fully fitted with commercial catering equipment, including an Aga cooker and extraction facilities. The basement offers full head height and comprises staff and storage areas.

The first floor apartment has both internal and external access and comprises a large open plan living/dining area, fitted kitchen, bathroom, two bedrooms and a further "teenage" bedroom suite to the loft. There is also a lovely external veranda/patio outside space at the rear.

We are advised by our client that the property complies with all fire and disabled requirements, including a large disabled customer wc facility.

Accommodation

Net Internal Area

Ground	74.3 m ²	799 ft ²
First	86.1 m ²	927 ft ²
Loft Space	25.4 m ²	273 ft ²
Basement	48.2 m ²	519 ft ²
Total	234.0 M²	2,518 ft²

Services

All mains services are connected.

Rates

Ground Floor & Basement

Rateable Value: £11,000.

Small Business Rates Payable: Zero.

Non-Small Business Payable 2022/23: £5,489.

Upper Floor Apartment

Will be subject to Council Tax payments as appropriate.

Status

Vacant possession on completion.

Asking Price

£495,000.

Tenure

Long Leasehold for a term of 998 years from 1846.

VAT

We understand the property is not registered for VAT.

Contact

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

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

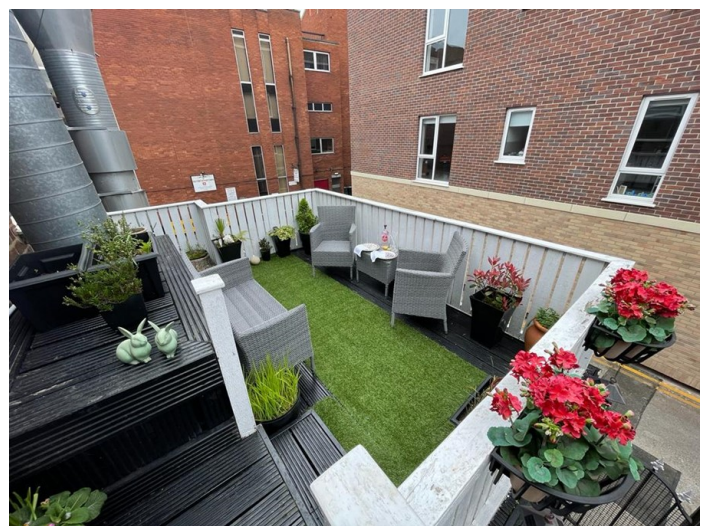
www.morganwilliams.com

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.



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