

for sale (may let)

Former Church Hall Premises

411.9 m² (4,432 ft²)



Former Church Hall
Chapel Road
Penketh
Warrington
WA5 2NB

- Previously Occupied by a Children's Day Nursery.
- Suitable for a Variety of Trades and Potential for Redevelopment (Subject to Planning).
- Virtual Tour Available.

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on Chapel Road, close to its junction with the A562 Warrington Road, which provides access to Warrington Town Centre 2.5 miles to the east.

The surrounding area of Penketh is predominantly residential in character, although there is a public house at the junction of Chapel Road and Warrington Road, and a small retail development across the road comprising 3 retail units / offices.

Description

The property comprises a single storey former Penketh Methodist Church Hall, which has most recently been occupied as Chapel Road Day Nursery, providing day care for children.

The property is "T-shaped", and internally comprises a main hall with 3 offices / store rooms situated off the sides, along with two toilets and a kitchen. Across the rear section of the building there is a kitchen, additional WC and 5 further rooms.

Externally there is paved area which was previously used as a play area but could be utilized as parking.

The building would be suitable for a variety of trades and may have potential for redevelopment (subject to planning consent).

Accommodation

Net Internal Area

Total	411.9 m²	4,432 ft²
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Services

Mains electricity, water and drainage are connected.

Virtual Tour

Please follow the link below for our Virtual Tour of the premises:

<https://my.matterport.com/show/?m=KB1qf2P4Edz>

Business Rates

No current listing.

Asking Price

£425,000

New Reduced Asking Price

Tenure

Freehold.

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.

Ian Scott

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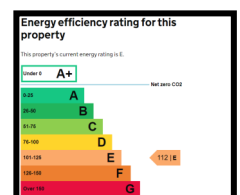


For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E—112



E&OE

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