

For Sale

Shop with Flat Above

Ground 58.7 m² (632 ft²)



216 Knutsford Road
Latchford
Warrington
WA4 1AU

- Prominent Location
- Parking close by
- Development Potential
- Ideal for Owner Occupation
- Busy Main Road Near Co-op

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently positioned fronting the busy A5061 Knutsford Road at its junction with Barry Street, close to a new Co-operative Food Store and opposite the River Mersey. The previous occupier was a veterinary practice.

The property is approximately 1.2 miles to the south east of Warrington Town Centre, whilst the entrance to Victoria Park is 0.3 miles further along Knutsford Road. Latchford village which has many amenities, is 3/4 mile further east.

Description

The property is of traditional brick built construction under a pitch slate roof and benefits from substantial natural light with double glazed windows. Parking is available nearby.

The ground floor has air conditioning and currently benefits from two entrance points, one at the front of the property and one at the side, which mainly accesses the first floor accommodation. It is possible to separate the ground floor from the first floor to create two self contained units offering the chance of creating two tenancies in the property.

The ground floor has a kitchen and toilet and consists of several stud-partitioned rooms. The rear part has been extended over the years to create a single storey flat roof extension. Subject to planning permission, the flat could be built up over the ground floor extension to increase the living accommodation of the flat if desired.

Currently the residential flat consists of one bedroom with toilet/shower room, a kitchen and living room.

Accommodation

Net Internal Area

Ground: 58.7 m² 632 ft²

First Floor Flat: Living room, kitchen, 1 bedroom and a shower room.

Rates

Rateable Value: £7,000.00.

Small Business Rates Payable: N/A..

Services

Mains electricity, water, gas and drainage are connected.

Tenure

Long Leasehold for a term of 999 years.

Sale Price

£160,000 exclusive of Vat.

VAT

We are advised that the property is currently VAT registered.

Contact

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

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - C

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.