

for sale

Retail/Salon Premises

71.3 m² (767 ft²)



1A Fearnhead Lane
Fearnhead
Warrington
WA2 0BQ

- Easy Parking Nearby
- Close to Amenities
- Modern Construction
- Busy Main Road Near to Co-op

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated on Fearnhead Lane, close to its junction with Station Road North. Fearnhead Cross Shopping Centre is within 100 yards of the property, where retailers include Co-op, Waterfields and Don Quattro Pizza. Fearnhead Cross Community Centre is also located in the centre.

Padgate Station linking Manchester to Liverpool Central is within 0.4 of a mile.

Description

We are pleased to offer for sale a former hair and beauty salon.

The property is of modern traditional brick built construction under a pitched slate roof over the main building, a small flat roof over the ground floor rear extension and a lean to roof at the front of the property that is secured with electronically operated roller shutter. The ground floor is mainly open plan and has a small kitchen to the rear. A staircase at the entrance leads to a first floor and toilet.

Accommodation

Net Internal Area

Ground	45 m ²	484 ft ²
First	26 m ²	283 ft ²
Total	71 m²	767 ft²

Services

Mains electricity, water and drainage is connected.

Rates

Rateable Value: £6,200.

Tenants who qualify will be able to claim Small Business Rate Relief, meaning they will have a £zero rates bill.

Asking Price

£164,000.

Tenure

Long Leasehold for a term of 999 years from 25 March 1894.

VAT

We understand that VAT is not currently applicable to the sale price.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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

Ian Scott iscott@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band - C

1a Fearnhead Lane Fearnhead WARRINGTON WA2 6EZ	Energy rating C	Valid until 10 April 2027 Certificate number 0970-0833-1665-1094-4806
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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.

10/11/2023—Fearnhead Lane 1A Fearnhead IS