

# for sale

Detached Office Building

351.2 m<sup>2</sup> (3,780 ft<sup>2</sup>) incl. Basement



Carlton House  
7-9 Wilson Patten Street  
Warrington  
WA1 1PG

- Town Centre Location
- Large Rear Car Park
- 2 Separate Freehold Titles
- Potential for Substantial Extension
- Residential Conversion Opportunity

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is positioned on Wilson Patten Street. close to the Town Centre shopping and other amenities.

Bank Quay station, which is on the London-Glasgow line, is a short walk from the property.

Wilson Patten Street provides good access to the main A57/ A49 and A50 roads, which lead to the Regional Motorway Network Junctions, approximately 3 miles from the Town Centre.

## Description

We are delighted to bring to the market a rare Town Centre freehold office building, that would be ideal for owner occupation, or a combination of occupancy and investment, due to it being a pair of semi-detached buildings.

The property offers huge potential, having a large car park to the rear, with two separate accesses at either side of the property, direct from Wilson Patten Street. The entire car park provides for up to approximately 14 cars.

We consider the property benefits from significant residential development potential, for a conversion of the existing building, as well as scope for a large extension at the rear, subject to planning.

Internally the accommodation is arranged over 3 floors and basement levels, together with separate entrances to each side and a disabled access ramp is already in-situ.

## Accommodation

Net Internal Area

Ground	109.9 m <sup>2</sup>	1,183 ft <sup>2</sup>
First	115.5 m <sup>2</sup>	1,243 ft <sup>2</sup>
Second	31.4 m <sup>2</sup>	338 ft <sup>2</sup>
Basement	94.4 m <sup>2</sup>	1,016 ft <sup>2</sup>
<b>Total</b>	<b>351.2 m<sup>2</sup></b>	<b>3,780 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £29,500.  
Rates Payable 2022/23: £14,720.

## Asking Price

£425,000.

## Tenure

The property is held across 2 separate Freehold titles.

## VAT

We are advised that the property is not currently registered for VAT.

## 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.

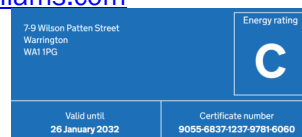
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band 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.