

for sale

Tenanted Investment Property

41.8 m² (449 ft²)



22 Walton Road
Stockton Heath
Warrington
WA4 6NL

- Superbly Appointed
- Village Centre Location
- Beautifully Decorated Internally
- High Quality Flooring Installed
- Low Rateable Value & C Rated EPC

MORGANWILLIAMS.com

01925 414909

Location

Located within the centre of Stockton Heath on Walton Road opposite Aldi.

Stockton Heath is a vibrant shopping centre with good quality restaurants and amenities. Other traders in the vicinity include Sainsbury's, M&S Food and Costa Coffee.

There are car parks close to the property and on street parking further along Walton Road.

Description

A two storey retail property that is currently let to an exclusive hair salon, that provides space for 3 cutting stations and a backwash to the ground floor, together with a useful upstairs area.

The ground floor comprises a completely open plan floor space and the first floor provides a light and airy front room, together with kitchen and wc facilities.

The property is tenanted to an established operator and the Lease will be transferred to the new owner, who will become the new Landlord as part of this investment sale.

To the rear is a small outdoor yard for fresh air and bin storage.

Accommodation

Net Internal Area

Ground	21.8 m ²	234 ft ²
First	20.0 m ²	215 ft ²
Total	41.8 m²	449 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £7,000.

Small Business Rates Payable 2023/24: Zero.

Non-Small Business Rates Payable 2023/24: £3,493.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Sale Price

£275,000.

Tenure/Status

Freehold.

Tenants to remain in occupation as per the Lease.

Lease Details

The entire property is let to Louis Henry Limited for a term to expire 6 April 2029. The current rent is £16,000 per annum exclusive, with a rent review in 2026. There are break clauses in 2025 and 2027. The property is let on a tenants Full Repairing and Insuring basis.

VAT

We are advised that VAT is not currently applicable to the property.

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 Score Band C



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.



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.