



## 10 & 10A Friars Gate, Warrington, WA1 2RW

Part Let Development Opportunity

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	8,382 sq ft / 778.71 sq m
<b>Price</b>	£500,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Town Centre Location
- New key point...

## Summary

<b>Available Size</b>	8,382 sq ft
<b>Price</b>	£500,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable. VAT not applicable on this transaction.
<b>EPC Rating</b>	Upon enquiry

## Description

We are delighted to offer for sale this most interesting investment and development opportunity.

The majority of the ground floor and basement are income producing, being let to an established local night club operator.

The upper floors provide a substantial residential conversion opportunity, subject to planning, with their own independent access already formed.

The ground floor and basement tenancy is due to expire in May 2025 and the current rent is £21,600 per annum, however, this has been concessioned.

The upper floors and ground floor entrance benefit from full vacant possession.

The property is a substantial building of brick and predominantly slate roof construction.

The upper floors could be ideal for student accommodation, given the buildings neighbouring proximity to the University.

## Location

The property is situated just off Bridge Street, in the heart of Warrington Town Centre.

The property is within the main night time area of the Town and at the rear is the headquarters building of the Warrington arm of the University of Chester.

Warrington's main attribute is the surrounding road and rail networks, with two main line stations, serving north to south and east to west.

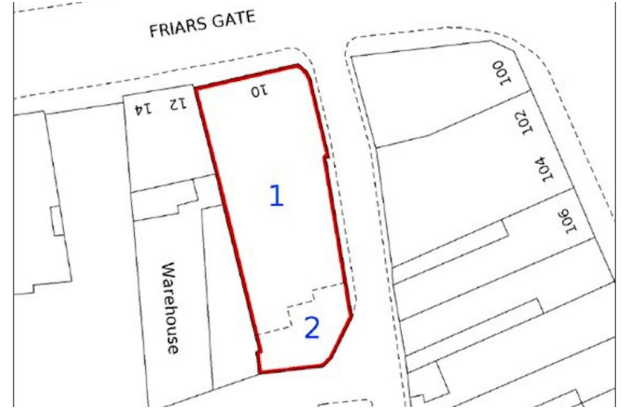
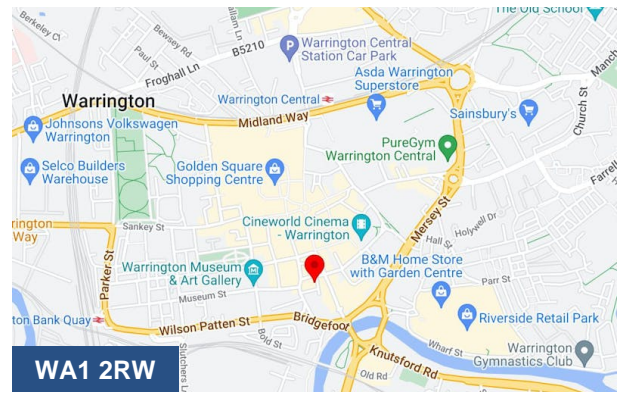
## Tenancy Information

The majority ground floor and basement are let on a tenants effectively full repairing and insuring basis until May 2025, at a passing concessionary rent of £21,600 per annum.

The upper floors and ground floor entrance are vacant.

## Asking Price

£500,000.



## Viewing & Further Information



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