



10 Lovely Lane, Warrington, WA5 1NF

Two Storey Office Building

Summary

Tenure	For Sale
Available Size	877 sq ft / 81.48 sq m
Price	£155,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Full Vacant Possession
- No VAT
- Busy Main Road Location
- Parking at Rear
- Perfect for Owner Occupiers

Summary

Available Size	877 sq ft
Price	£155,000
Business Rates	Upon Enquiry
VAT	Not applicable. VAT not applicable on this transaction.
EPC Rating	Upon enquiry

Description

Morgan Williams are pleased to bring to the market this roadside two storey commercial property, that is ideal for owner occupiers, or as an investment.

The interior is well maintained throughout and comprises individual office rooms and wc and kitchen facilities, with the best space being the open plan main front area.

The previous use was offices, however, it would suit other uses such as, retail and residential, or a combination of these purposes.

To the rear is an enclosed yard and an abundance of parking in the back streets.

Location

The property is prominently positioned fronting the A574 Lovely Lane, close to the roundabout junction with the A57 Sankey Way.

Surrounding occupiers are predominantly retailers fronting Lovely Lane, there is a Morrisons Convenience store at the end of the terrace.

The unit is extremely visible to passing traffic and the busy roundabout junction close by.

Services

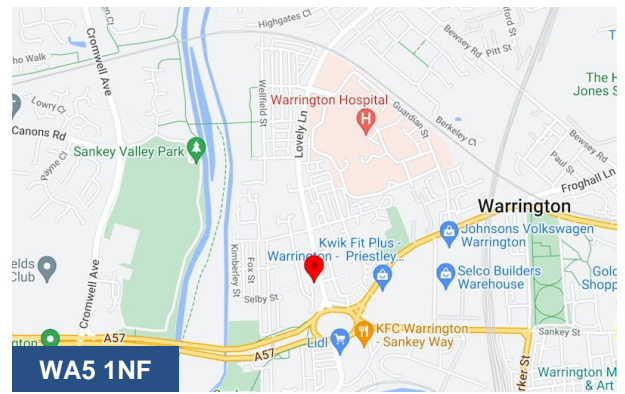
Mains electricity water and drainage are connected.

Local Authority

Warrington

Asking Price

£155,000.



Viewing & Further Information



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