



25 Buttermarket Street, Warrington, WA1 2LY

Tenanted Investment Opportunity

Summary

Tenure	For Sale
Available Size	725 sq ft / 67.35 sq m
Price	£335,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Fully Income Producing
- New Build Planning Approved
- Two Studio Flats at First Floor
- Large Rear Car Park
- Strong Commercial Tenant Covenant

Summary

Available Size	725 sq ft
Price	£335,000
Business Rates	Upon Enquiry
VAT	Not applicable. VAT not applicable on this transaction.
EPC Rating	Upon enquiry

Description

We are delighted to bring to the sale market, a well-built corner property, that was formerly a building society, which benefits from front and rear access and a large car park.

The ground floor is let to Extrastaff Limited, who offer good covenant strength and recorded annual turnovers in excess of £80 million during years 2021 and 2022.

The first floor provides 2 studio flats with separate access at the rear.

The current gross rent received from the 3 components of this property amounts to £29,000 per annum. The purchaser will benefit from this income immediately following completion.

The property benefits from full planning permission for the development of 9 no. units, application number 2021/39429.

Location

The property is situated in a prominent Town Centre location, close to Market Gate where pedestrian flow is high.

Market Gate links the four main Town Centre streets and the 'Old Fish Market' square, where several restaurants and coffee shops are situated around two entrances into Golden Square Shopping Precinct.

Neighbouring occupiers include TSB Bank and Heron Foods and the Halifax Building Society is opposite and on the corner of Dolmans Lane, which leads directly to the new Time Square Cinema and restaurant complex.

Services

Mains electricity, water and drainage are connected.

Local Authority

Warrington

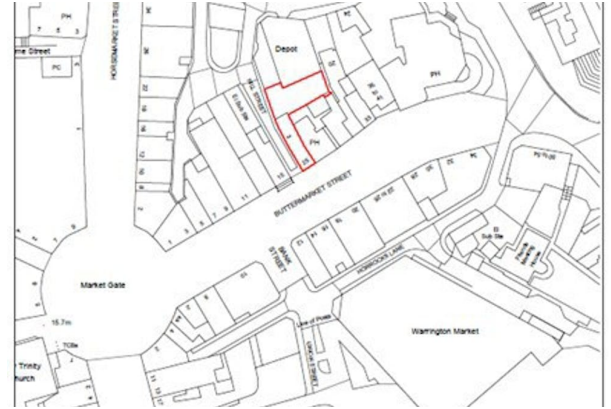
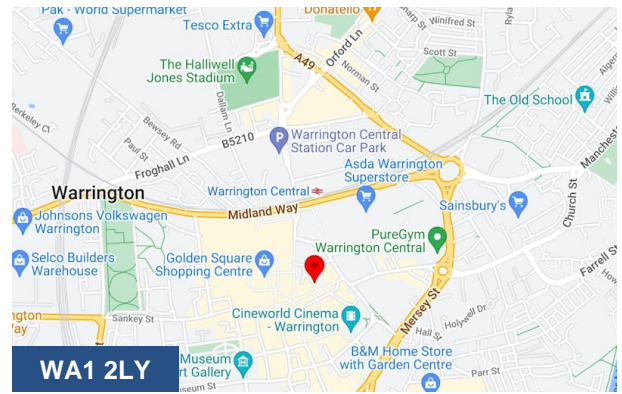
Tenancy Information

The ground floor is let for a 5 year term from 9 October 2023, at a current rent of £17,000 per annum, on a tenants effectively full repairing and insuring basis.

The 2 studio flats are let at £500 pcm per unit.

Asking Price

£335,000.



Viewing & Further Information



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