



**133 Bewsey Road & 2 Pierpoint Street, Warrington, WA5 0LG**  
 Substantial Corner Premises & Rear Workshop

**Summary**

<b>Tenure</b>	For Sale
<b>Available Size</b>	4,312 sq ft / 400.60 sq m
<b>Price</b>	£550,000 For both parts (133 Bewsey Rd & 2 Pierpoint St) the asking price is £550,000. The asking price for 133 Bewsey Road is £250,000. The asking price for 2 Pierpoint Street is £350,000.
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

**Key Points**

- Substantial Corner Plot Premises
- Former Sunbed, Hair and Beauty Salon
- Available as a Whole or as Separate Units (see individual listings)

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<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	VAT to be confirmed.
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs.
<b>EPC Rating</b>	Upon enquiry

## Description

We are offering two premises, available either together or separately. Please see separate brochures for the individual property listings.

133 Bewsey Road comprises a two storey, plus basement building suitable for retail, offices or alternative use (subject to planning). There is parking across the frontage for 3-4 vehicles.

2 Pierpoint St comprises a two storey premises with warehouse/workshop to the ground floor with a roller shutter door access to Pierpoint St and offices above. There is on-street parking along Pierpoint St.

## Location

The property occupies a prominent corner plot, less than a mile to the north of Warrington Town Centre, in Bewsey & Whitecross.

The area is mixed in character, with commercial (predominantly industrial) premises to the north and east, and residential accommodation to the south and west. Immediately adjoining the premises on Bewsey Road there is the "Welcome Back Café", and to the rear is a merchant of building supplies-Beesley & Fildes.

## Services

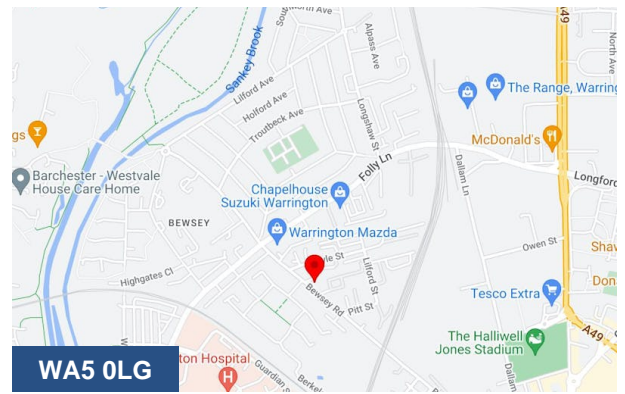
Mains electricity, gas, water and drainage are connected.

## Local Authority

Warrington

## Asking Price

£550,000



## Viewing & Further Information



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