



8 Bold Street, Warrington, WA1 1DR

Fully Fitted Restaurant & Large Apartment

Summary

Tenure	For Sale
Available Size	2,518 sq ft / 233.93 sq m
Price	£495,000
Business Rates	Ground Floor & Basement Rateable Value: £11,000. Small Business Rates Payable: Zero. Non-Small Business Payable 2022/23: £5,489. Upper Floor Apartment Will be subject to Council Tax payments as appropriate.
EPC Rating	Upon enquiry

Key Points

- Ready for Immediate Trade
- Fully Fitted Commercial Kitchen Included
- Traditional Period Features Retained
- Large Three Bedroomed Apartment
- Furnished Dining Area with Bar/Servery
- Well Maintained Condition Throughout

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VAT	Not applicable. VAT not applicable on this transaction.
EPC Rating	Upon enquiry

Description

We are delighted to offer for sale an extremely rare opportunity to purchase a long-established bistro/restaurant with large apartment above. The property is offered for sale due to the owners retirement.

The ground floor comprises a lovely restaurant with bar/servery and large rear kitchen, that is fully fitted with commercial catering equipment, including an Aga cooker and extraction facilities. The basement offers full head height and comprises staff and storage areas.

The first floor apartment has both internal and external access and comprises a large open plan living/dining area, fitted kitchen, bathroom, two bedrooms and a further "teenage" bedroom suite to the loft. There is also a lovely external veranda/patio outside space at the rear.

We are advised by our client that the property complies with all fire and disabled requirements, including a large disabled customer wc facility.

Location

The property is situated on Bold Street within the heart of Warrington Town Centre.

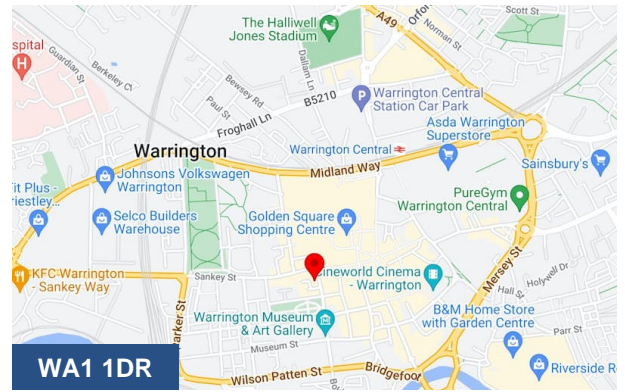
Surrounding property is a healthy mix of commercial, professional, leisure and residential.

Golden Square Shopping Mall and the retail core can be reached within 2 minutes walk.

The new Time Square Cinema and Restaurant complex can be reached within 5 minutes walk.

Services

All mains services are connected.



Viewing & Further Information



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