



278 Knutsford Road, Warrington, WA4 1AZ

Substantial Corner Building

Summary

Tenure	To Let / For Sale
Available Size	5,579 sq ft / 518.31 sq m
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	E

Key Points

- Substantial Corner Building
- Adjacent to New Co-Op
- Prominent Roadside Position
- Half Mile to Warrington Town Centre

Summary

Available Size	5,579 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	E

Description

We are delighted to offer for rent a substantial two storey with basement period building, that was formerly a Co-op Food Store.

The ground floor comprises a large sales area, annexe side store and rear stores with staff amenity and wc facilities.

The first floor comprises open floor space that could be used for storage.

There is also a substantial basement area that is accessed via an internal stair.

The Title does not include any land, however, the land to the East of the property benefits from reserved rights in favour of the subject property contained in a Transfer dated 1 December 1988, which enables loading access to service the premises during certain times of the day.

Location

The property is situated on the A5061 Knutsford Road which leads directly into Warrington Town Centre. It is positioned on a prominent corner, adjacent to a brand new Co-op and its large car park.

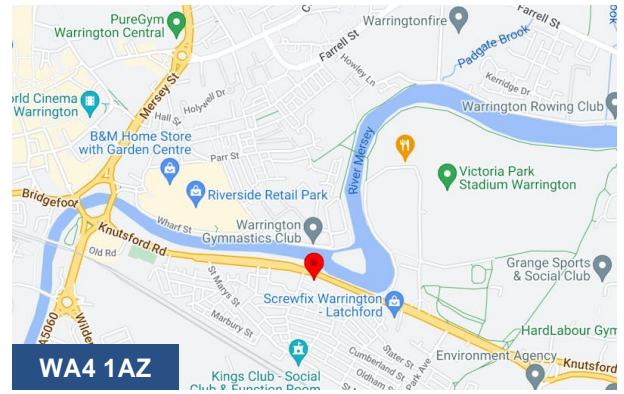
Disposal Terms

The property is available by way of a new full repairing and insuring lease for a minimum 5 year term, incorporating periodic upwardly only rent reviews.

The quoting rent is £35,000 per annum plus VAT. Alternatively our Client may consider an outright sale, price on application.

Tenure

The Tenure is Long Leasehold for a term of 984 years from 1st February 1905.



Viewing & Further Information



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