



216 Knutsford Road, Warrington, WA4 1AU

Shop with Flat Above Located on A Busy Main Road

Summary

Tenure	For Sale
Available Size	632 sq ft / 58.71 sq m
Price	£160,000
Business Rates	Upon Enquiry
EPC Rating	C (74)

Key Points

- Prominent Location
- Development Potential
- Busy Main Road Near Co-op
- Parking close by
- Ideal for Owner Occupation

Location

The property is prominently positioned fronting the busy A5061 Knutsford Road at its junction with Barry Street, close to a new Co-operative Food Store and opposite the River Mersey. The previous occupier was a veterinary practice.

The property is approximately 1.2 miles to the south east of Warrington Town Centre, whilst the entrance to Victoria Park is 0.3 miles further along Knutsford Road. Latchford village which has many amenities, is 3/4 mile further east.

Description

The property is of traditional brick built construction under a pitch slate roof and benefits from substantial natural light with double glazed windows. Parking is available nearby.

The ground floor has air conditioning and currently benefits from two entrance points, one at the front of the property and one at the side, which mainly accesses the first floor accommodation. It is possible to separate the ground floor from the first floor to create two self contained units offering the chance of creating two tenancies in the property.

The ground floor has a kitchen and toilet and consists of several stud-partitioned rooms. The rear part has been extended over the years to create a single storey flat roof extension. Subject to planning permission, the flat could be built up over the ground floor extension to increase the living accommodation of the flat if desired.

Currently the residential flat consists of one bedroom with toilet/shower room, a kitchen and living room.

Accommodation

Name	Building Type	sq ft	sq m
Ground - Ground	Retail	632	58.71
1st - First Floor Flat	Residential	632	58.71
Total		1,264	117.42

Asking Price

£160,000 exclusive of VAT

Tenure

Long Leasehold for a term of 999 years.

Services

Mains electricity, water, gas and drainage are connected.

Anti-Money Laundering Regulations

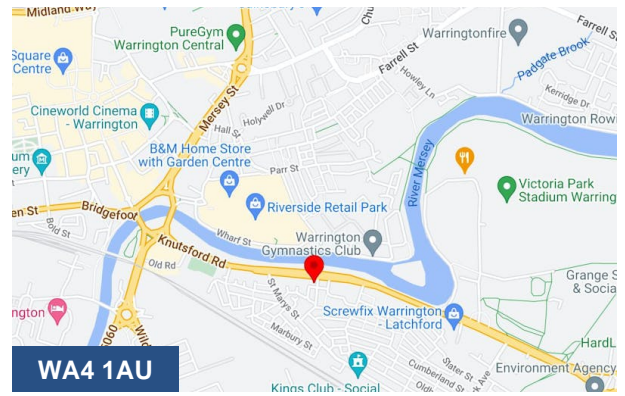
In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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