



14 Friars Gate, Warrington, WA1 2RW

Vacant Offices.

Summary

Tenure	For Sale
Available Size	6,672 sq ft / 619.85 sq m
Price	£350,000
Rates Payable	£10,229.50 per annum
Rateable Value	£20,500
EPC Rating	D (94)

Key Points

- Residential Potential STP
- Vacant Possession
- Heart of Town Centre
- Useful Rear Yard
- Backs on to University
- Landmark Building

Location

The property is situated just off Bridge Street, in the heart of Warrington Town Centre.

The property is within the main night time area of the Town and at the rear is the headquarters building of the Warrington arm of the University of Chester.

Warrington's main attribute is the surrounding road and rail networks, with two main line stations, serving north to south and east to west.

Description

We are delighted to offer for sale a most interesting development opportunity.

The property is situated within the heart of Warrington Town Centre and is currently available with full vacant possession and was previously used as offices.

There is a handy rear yard which opens directly on to the university, making it potentially ideal for student accommodation, subject to planning.

The building is arranged over 4 floors internally and comprises varying sized rooms throughout, as per the attached floor plans.

The property is of traditional brick and slate construction and has a most attractive double pitched frontage.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	6,672	Available
Total	6,672	

Asking Price

£350,000.

Tenure

Freehold.

Services

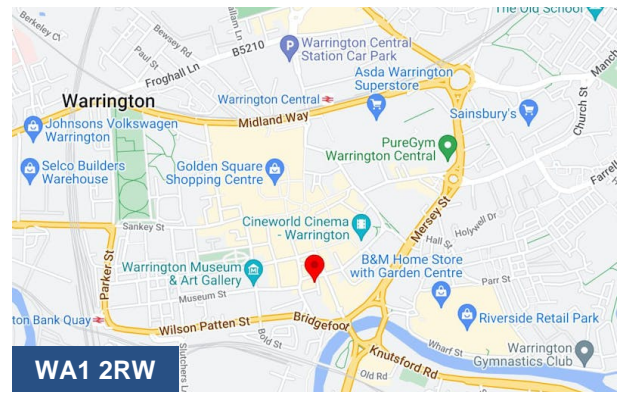
Mains electricity, water and drainage are connected.

VAT

We are advised that VAT is not applicable to the property.

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.



Designed and drawn by Lewis Marks for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Viewing & Further Information



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Total Approx. Floor Area 6626 Sq.ft. (615.6 Sq.M.)
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