



## 2 Pierpoint Street, Warrington, WA5 0LF

Workshop with Offices on a Prominent Corner Plot

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | For Sale                  |
| <b>Available Size</b> | 2,854 sq ft / 265.15 sq m |
| <b>Price</b>          | £350,000                  |
| <b>Business Rates</b> | Upon Enquiry              |
| <b>EPC Rating</b>     | D (77)                    |

### Key Points

- Ground Floor Workshop Unit with First Floor Offices.
- Former Sunbed, Hair and Beauty Salon.
- Available Alone or with Adjoining Front Premises (See Separate Listing for 133 Bewsey Road).

## 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.

## Description

2 Pierpoint Street comprises a two storey premises with with a roller shutter door access to Pierpoint Street.

The ground floor comprises an open workshop / warehouse space with WC to the rear corner. There is a roller shutter providing access directly from Pierpoint Street.

The first floor provides a number of storage rooms and offices along with a kitchen and WC.

There are no external areas, but there is on-street parking along Pierpoint Street.

We are also offering the adjoining building for sale, please see our separate listing for 133 Bewsey Road for more information.

## Accommodation

| Name                         | sq ft        | sq m          |
|------------------------------|--------------|---------------|
| Unit - Workshop with Offices | 2,854        | 265.15        |
| <b>Total</b>                 | <b>2,854</b> | <b>265.15</b> |

## Tenure

The property is held by way of a Long Leasehold for a Term of 998 years from 29th September 1972 (847 years unexpired).

## Asking Price

The asking price for 2 Pierpoint Street is £350,000.

The adjoining building fronting Bewsey Road is also available (please see separate brochure for 133 Bewsey Road) with an asking price of £250,000.

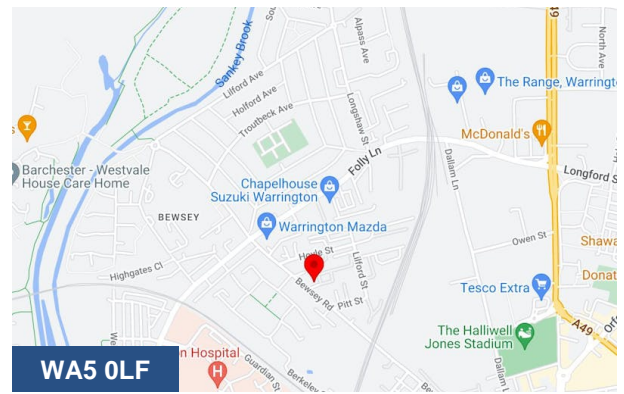
For both parts (133 Bewsey Road & 2 Pierpoint Street) the asking price is £550,000.

## Services

Mains electricity, gas, water 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.



## Viewing & Further Information



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