



133 Bewsey Road, Warrington, WA5 0LG

Former Salon Premises

Summary

Tenure	For Sale
Available Size	2,765 sq ft / 256.88 sq m
Price	£250,000
Business Rates	Upon Enquiry
EPC Rating	B (50)

Key Points

- Substantial Corner Plot Premises
- Former Sunbed, Hair and Beauty Salon
- Available Alone or with Adjoining Rear Workshop Unit (See Separate Listing for 2 Pierpoint St)

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

133 Bewsey Road is a double fronted unit occupying a prominent corner plot at the junction of Bewsey Road and Pierpoint Street.

The property comprises a two storey, plus basement building suitable for retail, offices or alternative use (subject to planning).

The building has been extended to the rear and the basement has been fitted out for use as treatment rooms. There is parking across the frontage for 3-4 vehicles.

We are also offering a workshop immediately to the rear for sale, please see our separate listing for 2 Pierpoint Street for more information.

Accommodation

Name	sq ft	sq m
Unit	2,765	256.88
Total	2,765	256.88

Asking Price

The asking price for 133 Bewsey Road is £250,000.

The workshop to the rear is also available (please see separate brochure for 2 Pierpoint Street) with an asking price of £350,000.

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

Tenure

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

Services

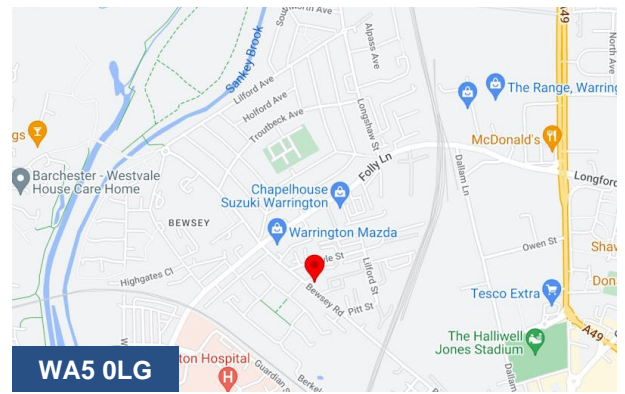
Mains electricity, gas, water and drainage are connected.

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.

Legal Costs

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



Viewing & Further Information



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