



2A Powell Street, Warrington, WA4 1LA

Virtual Freehold Salon/Retail

Summary

Tenure	For Sale
Available Size	768 sq ft / 71.35 sq m
Price	£150,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Latchford Village Centre
- Open Front Forecourt
- Vacant Possession
- Plentiful On Street Parking
- Two Separate Sections

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	768	71.35
Total	768	71.35

Description

We are delighted to offer for sale this rare virtual freehold property, that is currently and has been in long term use as a hair salon.

The property comprises two separate sections and could be readily used for owner occupation or investment purposes or a combination of both.

It is constructed of traditional brick and slate material and is single storey, with a useful front forecourt for on-site parking or outside display purposes.

There could be potential to increase the height of the building, subject to planning and also install further display windows along the side elevation, again subject to planning.

Location

Occupying a prominent corner site visible to the main A50 Knutsford Road, 2 miles south west of Warrington Town Centre.

Situated within the main shopping area of Latchford Village directly opposite The Bridge Shopping Centre.

The property is situated at the start of Powell Street where on-street parking is available.

Services

Mains electricity, water and drainage are connected.

Asking Price

£150,000.

VAT

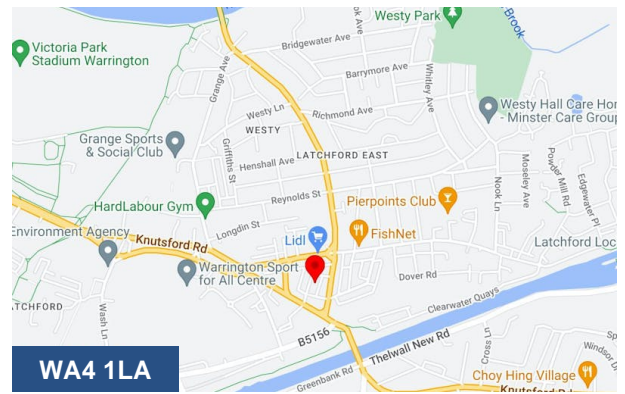
We are advised that VAT is not applicable to the property.

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.

Legal Costs

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



Viewing & Further Information



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