



10 Lovely Lane, Warrington, WA5 1NF

Two Storey Office Building

Summary

Tenure	To Let / For Sale
Available Size	877 sq ft / 81.48 sq m
Rent	£14,000 per annum
Price	£155,000
Rates Payable	£2,694.60 per annum
Rateable Value	£5,400
EPC Rating	D (81)

Key Points

- Full Vacant Possession
- No VAT
- Busy Main Road Location
- Parking at Rear
- Perfect for Owner Occupiers

Location

The property is prominently positioned fronting the A574 Lovely Lane, close to the roundabout junction with the A57 Sankey Way.

Surrounding occupiers are predominantly retailers fronting Lovely Lane, there is a Morrisons Convenience store at the end of the terrace.

The unit is extremely visible to passing traffic and the busy roundabout junction close by.

Description

Morgan Williams are pleased to bring to the market this roadside two storey commercial property, that is ideal for owner occupiers, or as an investment.

The interior is well maintained throughout and comprises individual office rooms and wc and kitchen facilities, with the best space being the open plan main front area.

The previous use was offices, however, it would suit other uses such as, retail and residential, or a combination of these purposes.

To the rear is an enclosed yard and an abundance of parking in the back streets.

Asking Price

£155,000.

Lease Terms & Rental

Alternatively the property is available to let by way of a new full repairing and insuring Lease for a minimum 3 year term at a commencing rental of £14,000 per annum.

Tenure

Long Leasehold for a term of 985 years from April 1910.

Services

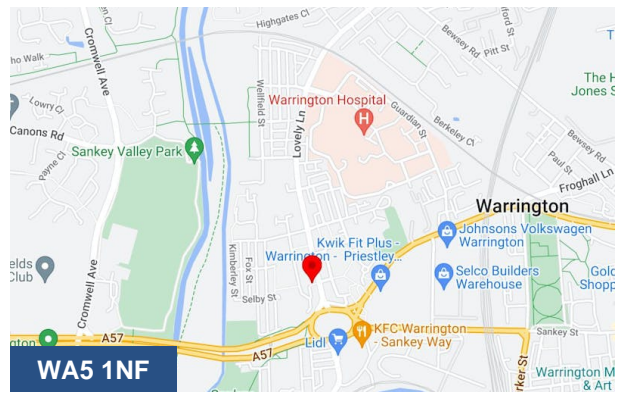
Mains electricity water and drainage are connected.

VAT

We are advised that VAT is not currently applicable to this 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.



Viewing & Further Information



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