

74 Bewsey Street, Warrington
WA2 7JE

to let

Office/Business premises
220.60 SQM (2,374 SQFT)

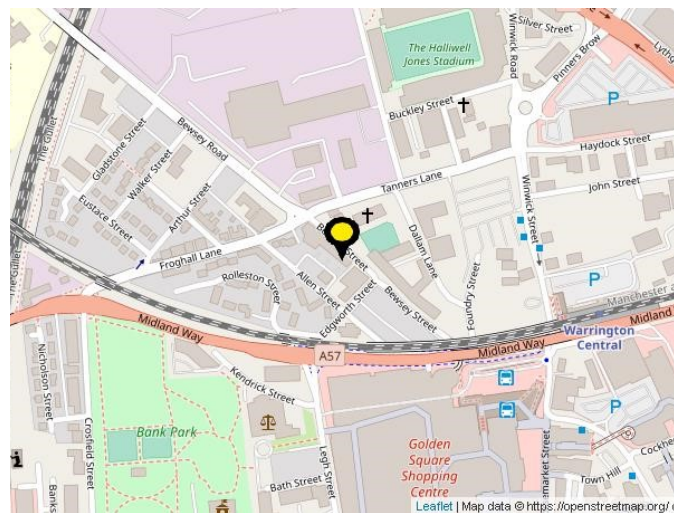
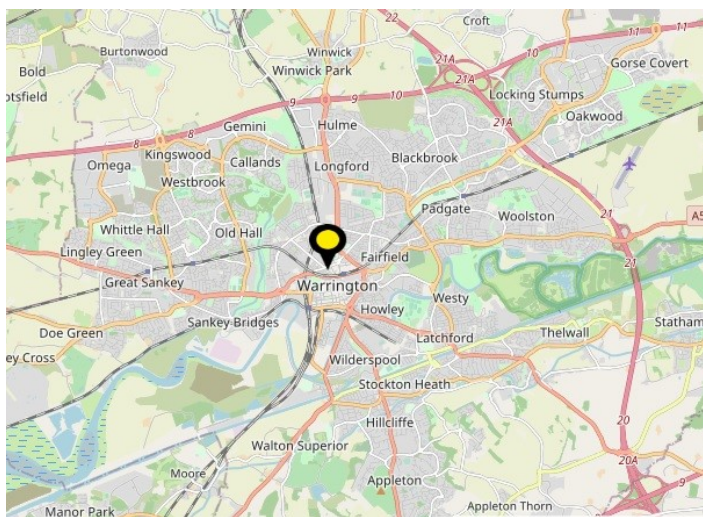


£17,000 per annum

- Premises will be subject to refurbishment prior to occupation or by separate negotiation
- Excellent fringe of town centre location close to bus and railway stations
- 2 car parking spaces with the premises and on road parking in close proximity
- Excellent basement providing low cost ancillary accommodation

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Location

The subject is situated fronting Bewsey Street, providing prominence to the B5210 Tanners Lane some 400 yards distance from Warrington town centre. The property sits in close proximity to Warrington Central railway station and bus station and is in easy reach of other amenities, being within walking distance of the Halliwell Jones Stadium, supermarkets, town hall & magistrates courts etc. Within the immediate vicinity are a number of medical and associated facilities including the Eric Moore Partnership Medical Practice, orthodontists, Dallam Lane Medical Centre, & Naylor's Pharmacy. In addition both on Bewsey Street and nearby Dallam Lane are a number of educational facilities including Cheshire Language Academy and the UTC Warrington. Bewsey Street itself is a mixture of commercial uses and premises providing residential accommodation.

Description

The subject comprises a traditional 3 storey mid terrace Georgian style former dwelling house that in more recent times has been utilised for commercial uses including that of offices. To the front is a small yard area leading directly off the pavement and to the rear is an area which is communal but within which 2 car parking spaces are provided for the subject occupiers. Internally, the accommodation is compartmentalised into some larger open plan offices at ground & 1st floor and smaller offices to the 2nd floor. In addition there is a large

basement which provides useable accommodation for storage and other such associated purposes. The premises are undergoing refurbishment however this has not yet been completed subject to agreeing the specification with any ingoing tenants.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
GF Offices, Staff WCs	56.40	607
FF Offices, Storeroom	60.70	653
SF Offices, Storeroom	44.90	483
Basement	58.60	631

Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Health Centre & Premises	£14,000	£7,168 p.a.

Services

We understand that main services are connected to include electric, mains water and drainage.

Rental

Guide rent of £17,000 per annum exclusive subject to specification of the proposed fitout

Terms

The property is available to let on a new full repairing and insuring lease basis on terms to be negotiated. A deposit will be requested.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required prior to the issue of any legal documentation.

VAT

All figures are quoted exclusive of VAT. We understand VAT is not applicable on this transaction.

Enquiries & Viewings

Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

July 2021 Ref: AG0585

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Parkinson Real Estate 10 Becham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that:

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