

On the instructions of **nationalgrid**

A49 WINWICK ROAD, WARRINGTON

HIGHLY PROMINENT DEVELOPMENT OPPORTUNITY

**4.74 ACRES
(1.92 HECTARES)**

FOR SALE

- **Highly prominent position**
- **Surfaced in part**
- **Suitable for a variety of uses**
- **Excellent access to J9 M62 and town centre**



DEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING

LOCATION

The site is extremely prominently located fronting the A49 Winwick Road, which connects to Junction 9 of the M62 1 mile to the North, and continues South into the centre of Warrington approximately 1 mile away. The M62 provides excellent access to Liverpool to the West and Manchester and the M6 to the East. Connection to the rail network is 2 miles to the South via Warrington Central and Warrington Bank Quay stations and benefits from regular services to Liverpool, Manchester and the West Coast Mainline.

Occupiers in the immediate vicinity include Decathlon, BMW/MINI, McDonalds, FIAT/Nissan and MKM Building Supplies.

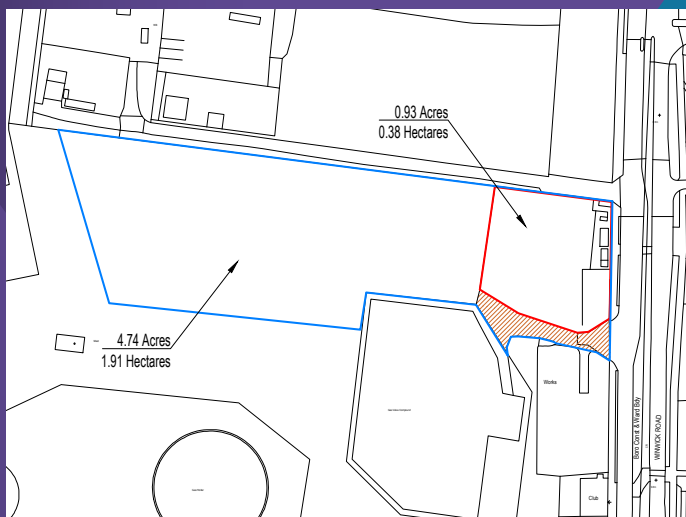
DESCRIPTION

The site is a regular shape and is surfaced in part. The site is clear of any structures and as such is suitable for a variety of uses subject to planning.

LEASE

The area within the red line on the site plan, which extends to 0.93 acres, is leased to Gas Distribution Property Holdings Limited expiring 30th September 2021. The rent is £21,000 plus VAT per annum. The Lease is contracted outside the 1954 Landlord & Tenant Act provisions.

THE SITE



ACCOMMODATION

4.74 acres (1.92 Hectares).

TERMS

We are informed that the site is held on a freehold basis.

PRICE

On application.

VIEWING

By appointment with the sole agents.

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