



High Street, Golborne, WA3 3BH

**Auction Guide Price
£275,000**

*****CALLING ALL INVESTORS*** For Sale By Online Auction. Starting Bid £325,000. Terms and Conditions Apply. Coming to market is this commercial property, which comprises of TWO COMMERCIAL UNITS, one used as a butchers and the other a beauty salon, this property also houses an inviting upstairs flat with a lounge, kitchen, three bedrooms (one with an en-suite), a bathroom and double glazing. Nestled directly on Golborne's thriving High Street, this gem is perfectly situated in a popular residential town with easy access to the M6 Motorway and A580. Additional perks include a detached garage, outbuilding, off-road parking in front and rear, and a delightful enclosed garden area with decking. Don't miss your chance to seize this lucrative investment! . PATTINSON AUCTION are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Full clarification is available upon request or by notification within the legal pack. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED. Bids can be made via The Auctioneers or the Marketing Agents website. ***Contact us today to arrange a viewing!!*****

- **Commercial Property**
- **Two Shop Fronts**
- **Upstairs Flat**
- **Garage**
- **Out Building**
- **Located in Town Center**

Reception Room 1

16' 1" x 15' 11" (4.89m x 4.86m) Via Hardwood Door to the Front Elevation, Hardwood Window to the Front Elevation, four ceiling light points and tiled walls.

Reception room Two

23' 6" x 10' 11" (7.16m x 3.32m) Via Hardwood Door to the Side Elevation, Hardwood Window to the Side Elevation and one to the Rear Elevation, ceiling light point and tiled walls.

Reception Room Three

10' 11" x 6' 0" (3.34m x 1.82m) Ceiling light point.

Reception Room Four

19' 4" x 9' 10" (5.9m x 3.0m) Hardwood Window to the Side Elevation, tiled floor and ceiling light point.

Salon

16' 4" x 11' 5" (4.98m x 3.49m) UPVC Double Glazed Door to the Front Elevation, UPVC Double Glazed Window to the Front Elevation and spotlights.

Treatment Room

5' 6" x 6' 10" (1.68m x 2.08m) Spotlights.

Kitchen

5' 9" x 6' 7" (1.76m x 2.01m) Wall, base and drawer units, part tiled walls, ceiling light point and stainless steel sink with mixer tap.

W/C

3' 10" x 6' 5" (1.16m x 1.95m) W/C and wash hands basin.

Outdoor W/C

Hardwood Window to the Rear Elevation, wash hand basin.

Outdoor W/C

Hardwood Window to the Rear Elevation, W/C.

Garage Downstairs

15' 2" x 16' 6" (4.62m x 5.02m) Stairs to first floor.

Garage Upstairs

15' 2" x 16' 6" (4.62m x 5.02m)

Out Room One

15' 2" x 13' 0" (4.62m x 3.97m) Ceiling light point.

Out Room Two

15' 3" x 14' 11" (4.66m x 4.54m) Hardwood Window to the Front Elevation, part tiled walls and ceiling light point.

Upstairs

Via side of the property.



Kitchen

10' 11" x 10' 8" (3.33m x 3.24m) UPVC Double Glazed Door to the Rear Elevation Hardwood Double Glazed Window to the Rear Elevation, wall, base and drawer units, wall mounted radiator, ceiling light point, loft access, part tiled walls, space for dishwasher, space for fridge/freezer and a stainless steel sink unit with two taps.

Lounge

13' 0" x 13' 7" (3.96m x 4.15m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator and electric fire with mantle.

Landing

Wall mounted radiator and two ceiling light points.

Bedroom One

14' 1" x 12' 10" (4.28m x 3.92m) Two UPVC Double Glazed Windows to the Front Elevation, ceiling light point and wall mounted radiator.

En-Suite

2' 6" x 3' 10" (0.76m x 1.17m) W/C, vanity sink unit, double shower, tiled walls and floor, hand towel radiator and ceiling light point.

Bedroom Two

10' 10" x 15' 7" (3.29m x 4.76m) UPVC Double Glazed Window to the Side elevation and UPVC Double Glazed Window to the Rear Elevation, ceiling light point and wall mounted radiator.

Bedroom Three

10' 3" x 12' 1" (3.13m x 3.69m) UPVC Double Glazed Window to Side Elevation, ceiling light point and wall mounted radiator.

Bathroom

9' 6" x 4' 9" (2.9m x 1.44m) UPVC Double Glazed Window to Side Elevation, W/C, bath with overhead shower, wash hand basin, hand towel radiator, ceiling light point, part tiled walls and loft access.

Front

Parking to the front with access to rear parking.

Rear

Parking in the rear, enclosed garden area with decking.

Tenure

Freehold

Council Tax

A

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



Energy performance certificate (EPC)

Jenkinson 60 High Street Golborne WARRINGTON WA3 3BH	Energy rating E	Valid until: 4 December 2024 Certificate number: 8764-7522-3579-2049-4902
--	---------------------------	---

Property type	Top-floor flat
Total floor area	87 square metres

Rules on letting this property

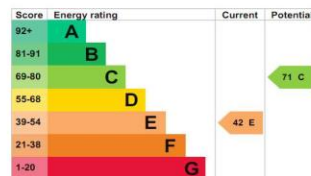
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.