



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

53 High Street, Runcorn, WA7 1AQ



**FOR
SALE**

Price: Offers in the region of **£200,000**

Total Floor Area

4,423 sq ft / 410.90 sq m

Viewing strictly through the sole agent.

Barker Proudlove

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

James Moss

07977 278229

jmos@barkerproudlove.co.uk

In partnership with:





Location:

Runcorn is an industrial town and port located on the south bank of the river Mersey, in the county of Cheshire. The town has a population of circa 62,000 persons and is well located, approximately 1 mile north east of Chester and 7 miles south of Warrington. The town is well connected with the M56 to the south and the A533 providing access across the Mersey Bridge to Liverpool. The town also has a rail station on the West Coast Main Line providing a direct service to Liverpool, Birmingham and London Euston.

The property is situated on the south side of High Street, directly adjacent to St Johns Health Centre & Pharmacy and Mark Reynolds solicitors. Other nearby occupiers are HSBC, Chambers Bar, Co Op Food and Iceland.

The subject property is Grade II listed and is comprised of two buildings, the main bank hall and former office block, which could be separated by a potential purchaser. To the rear of the bank hall there is a courtyard with range of dilapidated outbuildings and car park with spaces for approximately 14 cars.

Conditions:

The subject property, including outbuildings, is Grade II Listed. The outbuildings are in need of restoration which will require listed building consent and engagement with the local planning authority. However, Barker Proudlove are instructed to market the property to be sold as seen, and on an unconditional basis only, and so any consents required will need to be sought post completion.

Tenure:

Freehold with vacant possession.

Sale Price:

Offers in the region of £200,000.

Accommodation:

The premises comprise the following approximate net internal areas:-

	sq.m.	sq.ft.
Ground Floor	295.90	3,185
First Floor	62.90	677
Basement	52.10	561
TOTAL	410.90	4,423
Car Spaces	14	

Business Rates:

The premises currently has a Rateable Value of £27,750. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2024

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

