



£150,000

182 Warrington Road, Ince, WN3 4LU

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MIXED USE INVESTMENT OPPORTUNITY

FOR SALE SUBJECT TO EXISTING TENANCIES

- Ground Floor: Tanning Salon let until April 2027 at £500pcm
- First Floor: One bedroom flat let on a period AST at £420pcm

£11,040pa gross income with scope to improve once existing tenancies expire / refurbishment of flat to £19,000pa.

All enquiries contact the office.

Commercial Unit - Operating as Sun Bed Business

Retail Space

31'5" x 14'6" (9.58 x 4.44)

Kitchen Area

Storage

Utility Room / Storage

9'10" x 8'9" (3.02 x 2.68)

W/C

Residential Flat on First Floor

Lounge

18'4" x 16'1" (5.61 x 4.91)

Bedroom

14'11" x 12'3" (4.55 x 3.75)

Bathroom

Kitchen

9'10" x 9'4" (3.00 x 2.87)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

