



Car Wash

Ref: 5613535

394-412 Knutsford Road, Warrington, WA4 1DU

Freehold: Offers over: £550,000

"A Road" high traffic volume position

Suitable for multiple uses STPP

Planning previously granted for 11 apts

Currently rented as a car wash

Currently receiving £30,000 pa rental

Site area 0.21 acres. EPC Exempt



This ex petrol filling station is currently trading as a hand car wash and offers itself to a wealth of potential alternative uses due to its extremely prominent position along Knutsford road in Warrington.

The site is currently let to a third party on a short term let basis and can be offered on a vacant basis or with the tenant in situ paying an annual rental of £30,000 per annum.

Historically the site has traded as a petrol filling station, shop and car wash. Our client has advised that the site has previously had planning for 11 apartments which has now lapsed.

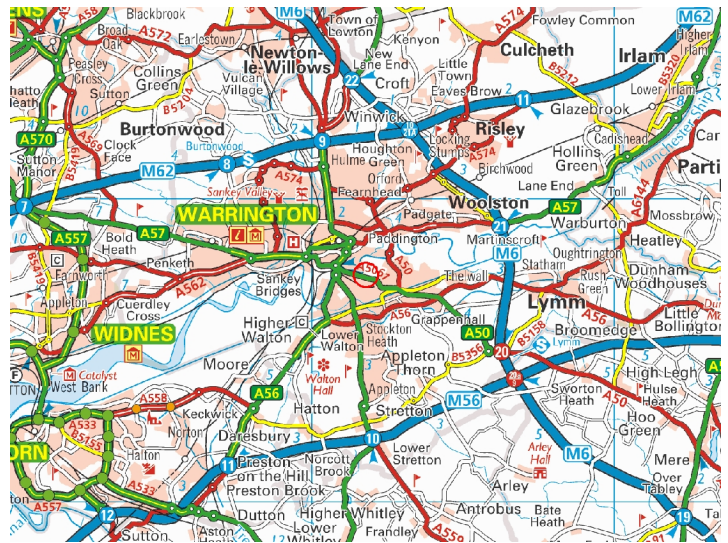


Location

The site is located along the A5061 (Knutsford Road) in Warrington and benefits from both an abundance of passing traffic and footfall owed to its location. The site is within a densely populated residential area and is also situated directly opposite a large athletics stadium.

Tenure

Freehold



Bidding Guide

Part of a large group disposal. Please see the data room link below for access to the total group.

The sale of these premises are strictly subject to the conditions set out within the Bidder Guide which is located in the data room: [Project Roadside Login](#)

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189