

REAL ESTATE ASSOCIATES  
Open House  
**FOR SALE**  
BUSINESS UNAFFECTED  
• ALL ENQUIRIES •  
01925 213987

LICKLE

**£80,000**

**Suez Street**

Warrington, WA1 1EG



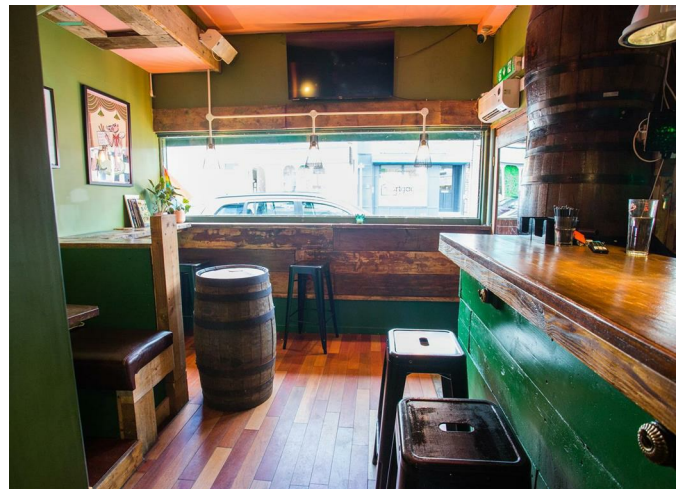
## PROPERTY SUMMARY

Nestled in the heart of Warrington, Suez Street presents an exceptional opportunity for savvy investors seeking a commercial property in a prime location. This property is ideally situated near the bustling Golden Square shopping centre, ensuring a steady flow of foot traffic and visibility for any business venture.

The commercial space is currently occupied by a reliable tenant, making it an attractive investment option for those looking to generate immediate rental income. The tenant in situ provides peace of mind, allowing you to enjoy the benefits of ownership without the hassle of finding a tenant right away.

Warrington's town centre is known for its vibrant atmosphere, with a diverse range of shops, eateries, and amenities that draw both locals and visitors alike. This property not only offers a strategic location but also the potential for long-term growth as the area continues to develop and thrive.

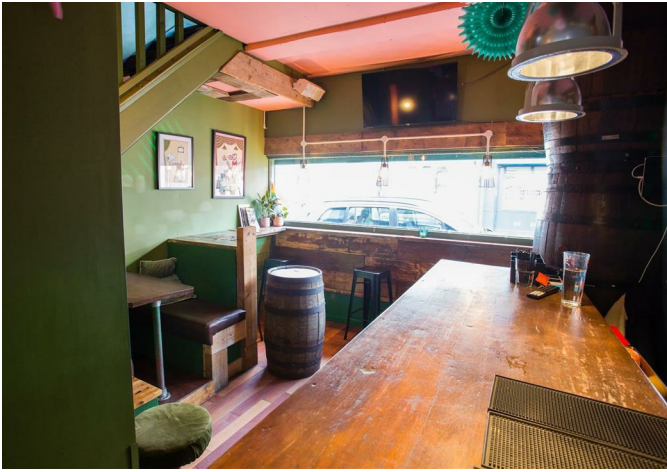
Whether you are an experienced investor or new to the property market, this commercial space on Suez Street is a remarkable opportunity that should not be overlooked. With its advantageous location and established tenant, it stands as a promising addition to any property portfolio.


















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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



OFFICE ADDRESS

The Hive Sankey Street

Warrington

WA1 1XG

OFFICE DETAILS

01925 987 085

info@real5estates.com

www.real5estates.com