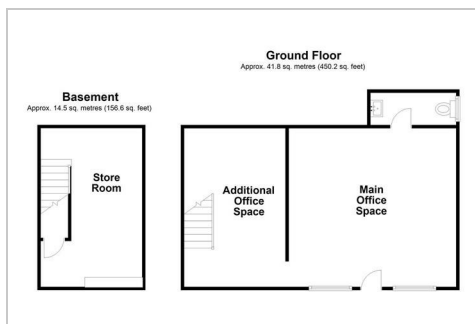


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752 Knutsford Road, Warrington, WA4 1JS

Asking Price £150,000

COMMERCIAL PROPERTY, FRONT RETAIL SPACE, SECOND RECEPTION ROOM, BASEMENT STORAGE ROOM, REAR WASH ROOM/W.C, CONVENIENT LOCATION, VACANT POSSESSION, PURCHASE SUBJECT TO VAT, VIEWING RECOMMENDED.

Howell and Co. are delighted to offer for purchase this good sized retail premises, offering two reception rooms and benefiting from its popular location in Latchford Village which is home to a variety of shops and food outlets. The accommodation comprises: Front retail area, second office area, rear wash room/w.c, and additional storage space in the basement.

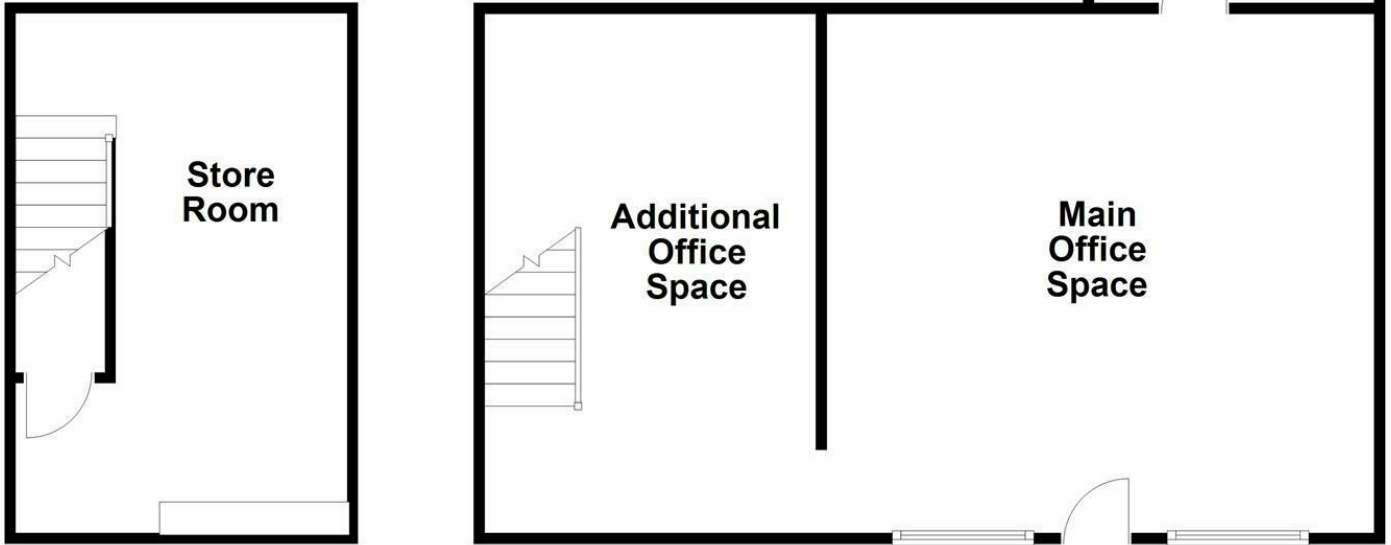
Viewing is recommended for this property.

Ground Floor

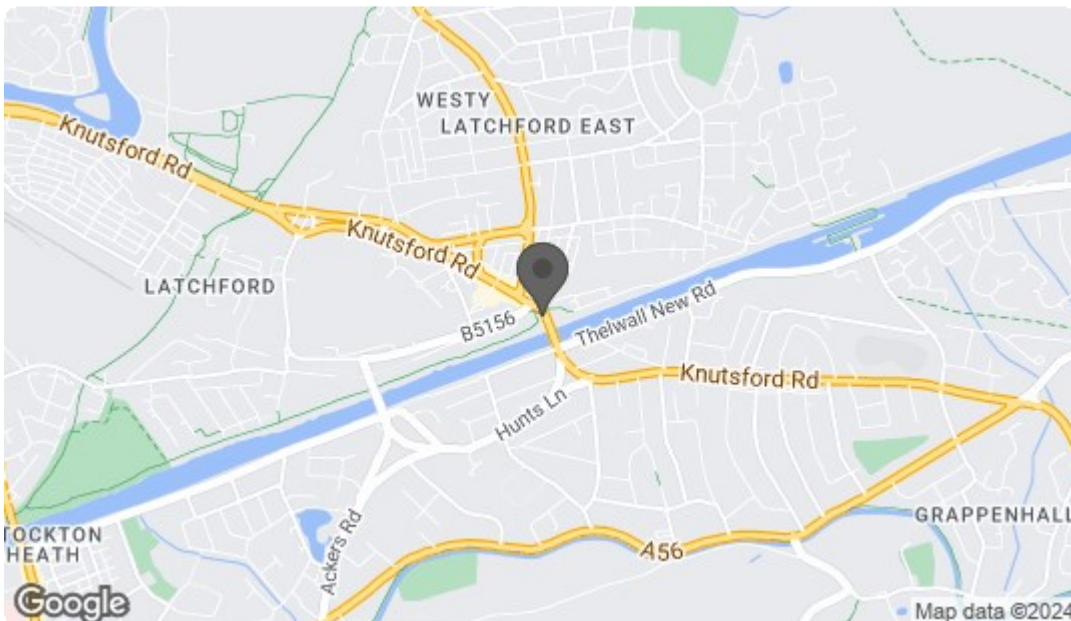
Approx. 41.8 sq. metres (450.2 sq. feet)

Basement

Approx. 14.5 sq. metres (156.6 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	