

# FOR SALE

## OFFICE WITH CAR PARK

### 197.60 SQ M (2,126 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**473 WARRINGTON ROAD  
CULCHETH  
WARRINGTON  
WA3 5QU**

**£450,000**

- Prominently positioned, two-storey office
- Potential for residential conversion (subject to planning)
- Village centre location
- Additional forecourt – parking for 4 vehicles
- Dedicated car park at the rear for approximately 5 vehicles



### LOCATION

This office premises is situated centrally in the village of Culcheth, with a prominent frontage to A574 Warrington Road, close to its mini-roundabout junction with the B5207 Common Lane. Warrington Road is one of the main thoroughfares into the village, from Birchwood and the M62 in the south and Leigh and the A580 to the north-east.

The property is located close to the commercial centre of the village, which includes a Sainsbury's supermarket with indoor shopping centre above and a Co-op Food store amongst a wide range of local / independent occupiers offering a variety of trades. There is intermittent residential along Warrington Road, with additional residential to the rear of the subject property.

### DESCRIPTION

The property comprises a detached, two-storey office building with a small single storey extension at the rear, which may be suitable for residential conversion (subject to planning).

The property benefits from parking to the frontage for up to 4 vehicles, with an additional car park and garden located at the rear of the property accessed via a double swinging gate to the left hand elevation.

Internally, the property provides a reception, meeting room, open plan office, kitchen, store and male & female WCs, with an additional six office rooms to the first floor, a store and additional WCs.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate net Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	112.30	1,208
First Floor	85.30	918
<b>TOTAL</b>	<b>197.60</b>	<b>2,126</b>

### ASKING PRICE & TENURE

£450,000.

The property is held by way of a Long Leasehold for a term of 999 years from 1<sup>st</sup> July 1927.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £19,750 from 1<sup>st</sup> April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Joshua Morgan

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