



WARGRAVE ROAD
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 9RB



WARGRAVE ROAD, NEWTON-LE-WILLOWS, WA12 9QN

A Prominently positioned Commercial Premises occupying two floors, this property has been utilised for many years as a dance school, however, thanks to its' impressive 2504 sq.ft floorspace, the building has plenty of other potential uses (subject to planning), making it a versatile investment opportunity.

Well situated, being close to Earlestown Train Station and with a large council-owned car park close by that is free to use.

General Services:

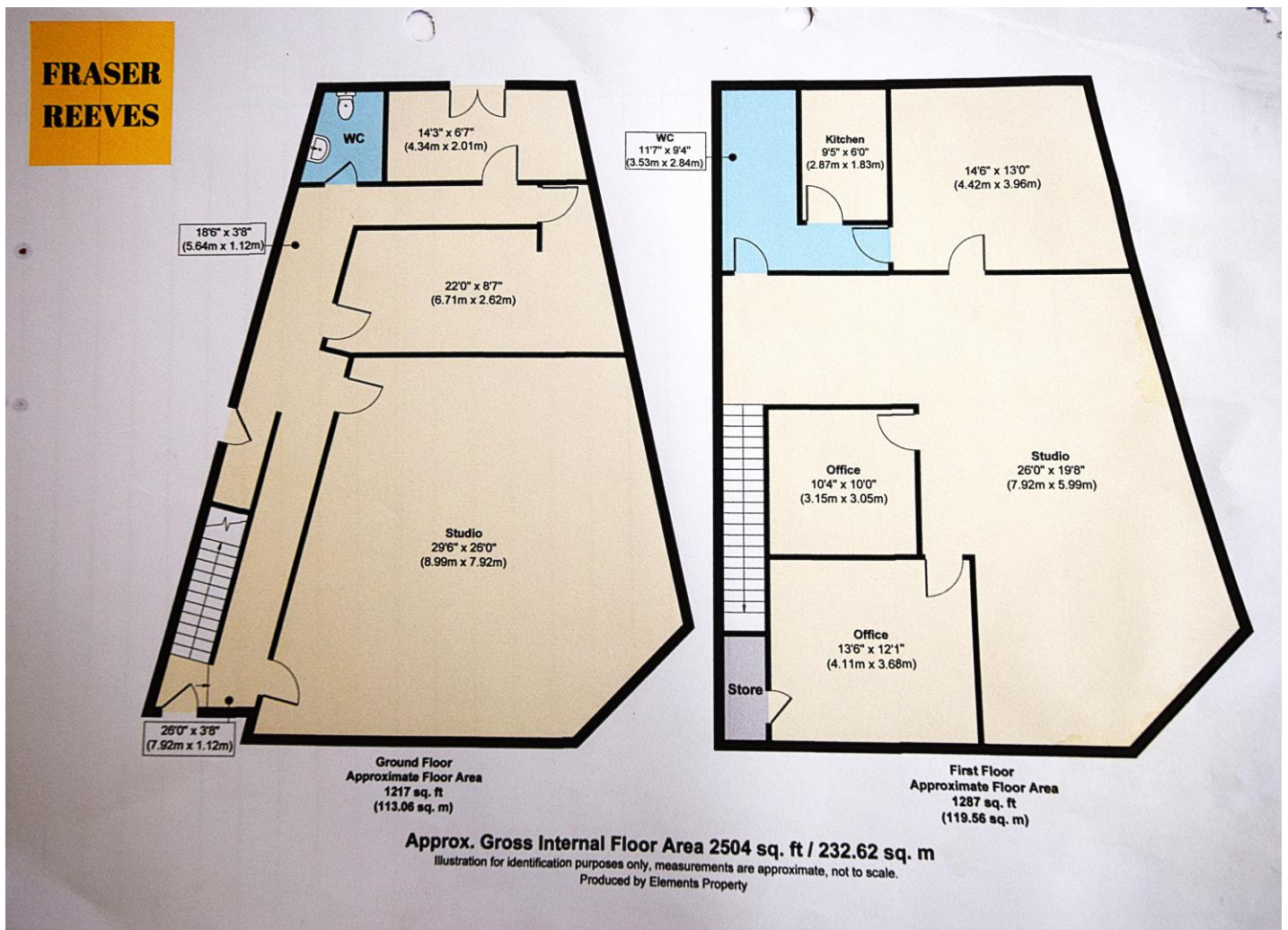
All mains services are believed to be connected to the property.

Local Authority:

St Helens Borough Council

Tenure:




Freehold





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL
Tel: 01925 222555
www.fraser-reeves.co.uk

 Fraser Reeves Estate Agents
 @FraserReevesEA
 fraserreevesestateagents



