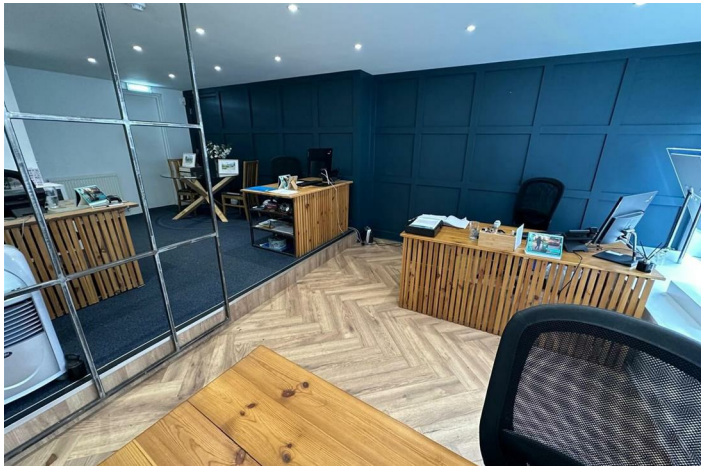






10 EAGLE BROW

LYMM, WA13 0LJ

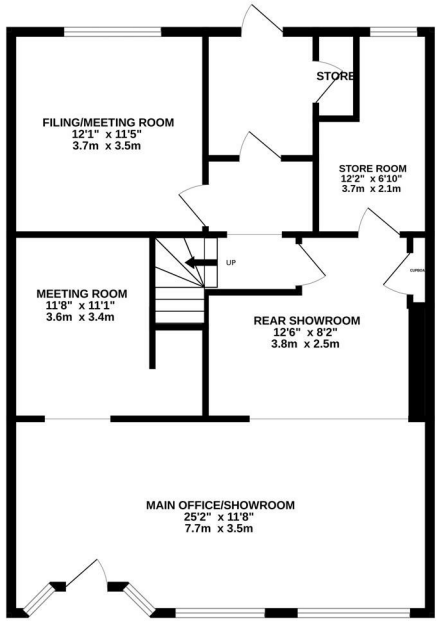
£350,000 £350,000

FREEHOLD

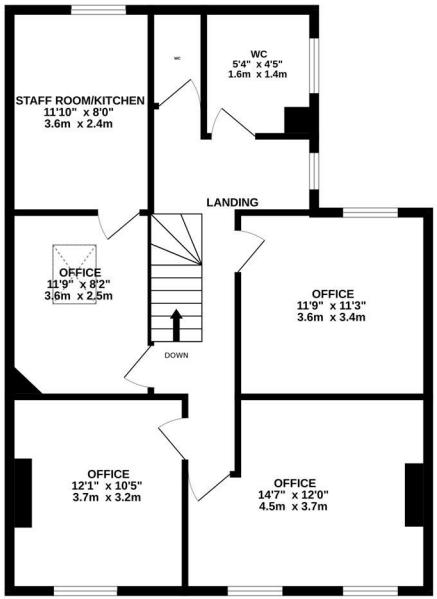
FOR SALE BY AUCTION ON 9TH DECEMBER 2026 (UNLESS SOLD PRIOR UNDER AUCTION CONDITIONS) A most attractive commercial property located in the centre of Lymm village in the Eagle Brow conservation area. The property is ideal for investment with a tenant already in situ.
The substantial building extends to approximately 1638 sqft, set over two floors, and has been very well maintained and upgraded by the current tenant.

MELLER SPEAKMAN

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: Council Tax Band: Exempt

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

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MELLER SPEAKMAN