

for sale

Two Storey Retail Premises

98.2 m<sup>2</sup> (1,057 ft<sup>2</sup>)



4 Belmont Avenue  
Latchford  
Warrington  
WA4 1LY

- Substantial Property
- Ideal for Investors or Occupiers
- Residential Development Potential
- Popular Village Location
- Plenty of On-Street Parking

MORGANWILLIAMS.com

01925 414909

## Location

The property is situated on Belmont Avenue, just off the A50 Kingsway South within Latchford Village Centre.

Neighbouring property is predominantly residential, although the main retail centre is close by.

## Description

We are pleased to offer for sale a substantial two storey property, that is currently occupied as a salon. It comprises retail/treatment areas throughout the building, together with kitchen and wc facilities.

The property would lend itself well as a single tenant investment or owner occupation or to be separated into two of three components, either residential or commercial, subject to planning.

There is a small enclosed rear yard and plentiful parking in the surrounding streets.

## Accommodation

Net Internal Area

Ground	70.5 m <sup>2</sup>	759 ft <sup>2</sup>
First	27.7 m <sup>2</sup>	298 ft <sup>2</sup>
<b>Total</b>	<b>98.2 m<sup>2</sup></b>	<b>1,057 ft<sup>2</sup></b>

## Services

All main services are connected.

There is a gas heating system to radiators.

## Tenancy Information

The property is currently tenanted on a month to month basis at a rent of £600 per calendar month. This tenant would be willing to discuss a new long term Lease at an increased rent.

## Asking Price

Offers over £150,000.

## Tenure

Freehold.

## VAT

We are advised that the property is not currently VAT registered.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Date/Address