

for sale

Former Salon Premises

257.0 m² (2,765 ft²)



133 Bewsey Road
Warrington
WA5 0LG

- Substantial Corner Plot Premises
- Former Sunbed, Hair and Beauty Salon
- Available Alone or with Adjoining Rear Workshop Unit (See Separate Listing for 2 Pierpoint St)

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent corner plot, less than a mile to the north of Warrington Town Centre, in Bewsey & Whitecross.

The area is mixed in character, with commercial (predominantly industrial) premises to the north and east, and residential accommodation to the south and west. Immediately adjoining the premises on Bewsey Road there is the “Welcome Back Café”, and to the rear is a merchant of building supplies—Beesley & Fildes.

Description

133 Bewsey Road is a double fronted unit occupying a prominent corner plot at the junction of Bewsey Road and Pierpoint Street.

The property comprises a two storey, plus basement building suitable for retail, offices or alternative use (subject to planning).

The building has been extended to the rear and the basement has been fitted out for use as treatment rooms. There is parking across the frontage for 3-4 vehicles.

We are also offering a workshop immediately to the rear for sale, please see our separate listing for 2 Pierpoint Street for more information.

Accommodation

Net Internal Area

| | | |
|-------|----------------------|-----------------------|
| Total | 257.0 m ² | 2,765 ft ² |
|-------|----------------------|-----------------------|

Services

Mains electricity, gas, water and drainage are connected.

Tenure

The property is held by way of a Long Leasehold for a Term of 998 years from 29th September 1972 (847 years unexpired).

Business Rates

We understand that there are separate ratings assessments for different areas of the building

Sun Centre World

Rateable Value: £12,000

Warrington Super Sun Centre

Rateable Value: £7,600

Asking Price

The asking price for 133 Bewsey Road is £250,000.

The workshop to the rear is also available (please see separate brochure for 2 Pierpoint Street) with an asking price of £350,000.

For both parts (133 Bewsey Rd & 2 Pierpoint St) the asking price is £550,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

Joshua Morgan jsmorgan@morganwilliams.com

For details of other properties, our website address is

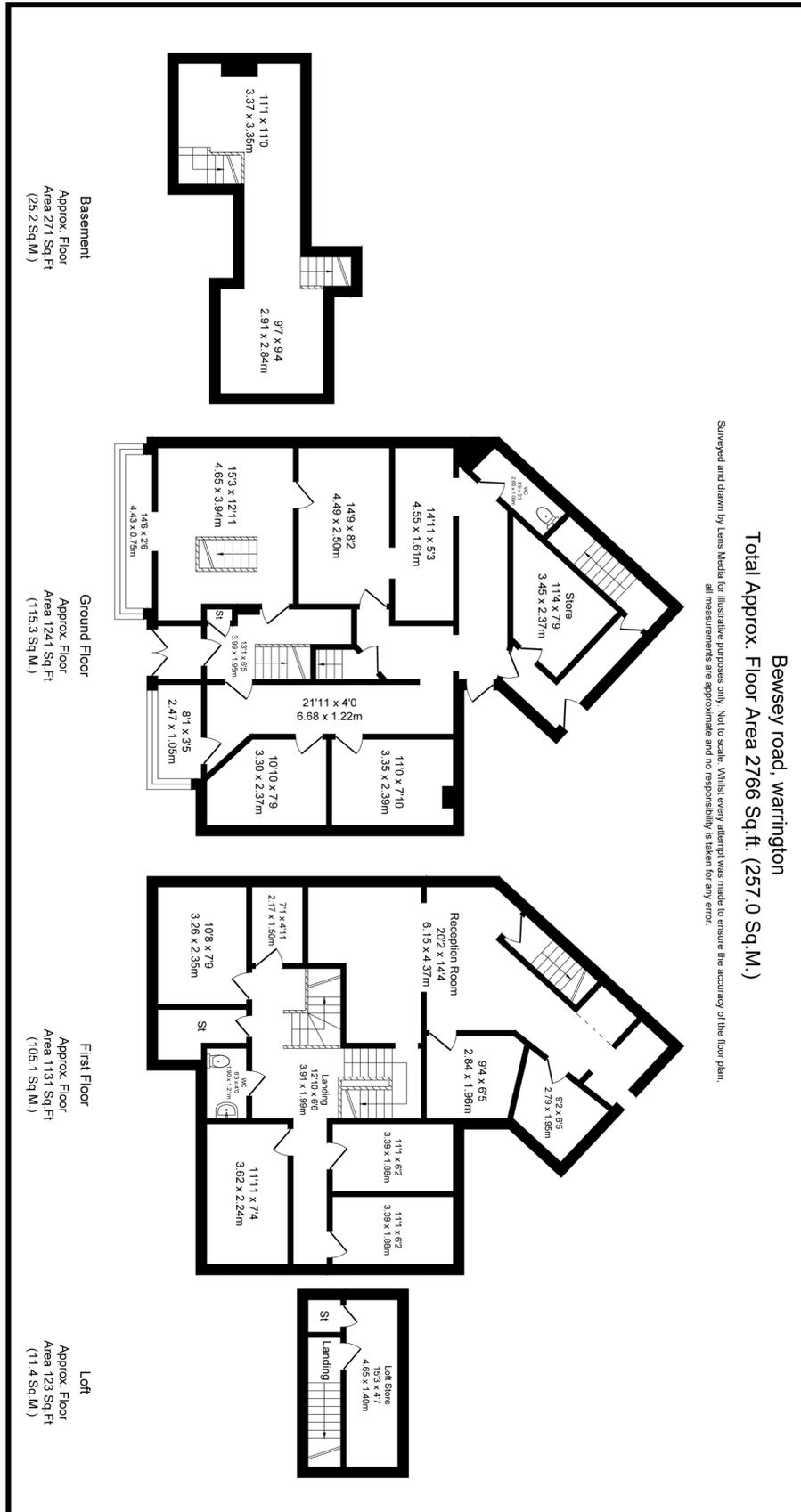
www.morganwilliams.com

SUBJECT TO CONTRACT

**EPC Score Bands:
133 Bewsey Rd: B—50**

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.



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