

# for sale

Corner Premises & Rear Workshop

400.7 m<sup>2</sup> (4,312 ft<sup>2</sup>)



133 Bewsey Road &  
2 Pierpoint Street

Warrington

WA5 0LG

- Substantial Corner Plot Premises
- Former Sunbed, Hair and Beauty Salon
- Available as a Whole or as Separate Units (see individual listings)

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

We are offering two premises, available either together or separately. Please see separate brochures for the individual property listings.

133 Bewsey Road comprises a two storey, plus basement building suitable for retail, offices or alternative use (subject to planning). There is parking across the frontage for 3-4 vehicles.

2 Pierpoint Street comprises a two storey premises with warehouse/workshop to the ground floor with a roller shutter door access to Pierpoint Street and offices above. There is on-street parking along Pierpoint Street.

## Accommodation

Net Internal Area

2 Pierpoint Street	265.2 m <sup>2</sup>	2,854 ft <sup>2</sup>
133 Bewsey Road	257.0 m <sup>2</sup>	2,765 ft <sup>2</sup>
<b>Total</b>	<b>522.2 m<sup>2</sup></b>	<b>5,619 ft<sup>2</sup></b>

## 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

### Warehouse on Pierpoint St

Rateable Value: TBC.

## Asking Price

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

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

The asking price for 2 Pierpoint Street is £350,000.

## 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](mailto:jsmorgan@morganwilliams.com)

For details of other properties, our website address is

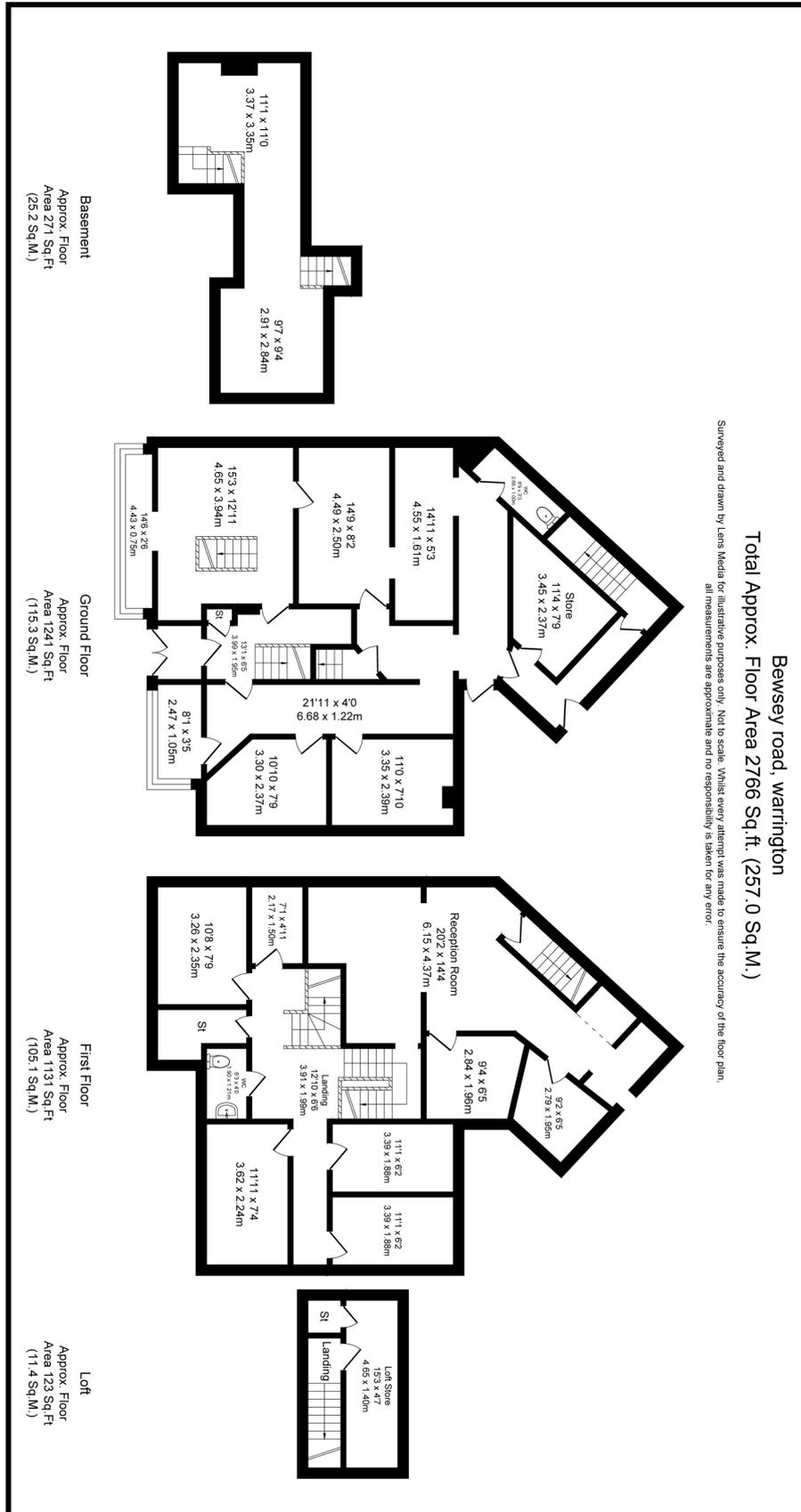
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Bands:**  
**133 Bewsey Rd: B—50**  
**2 Pierpoint St: D—77**

### 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.



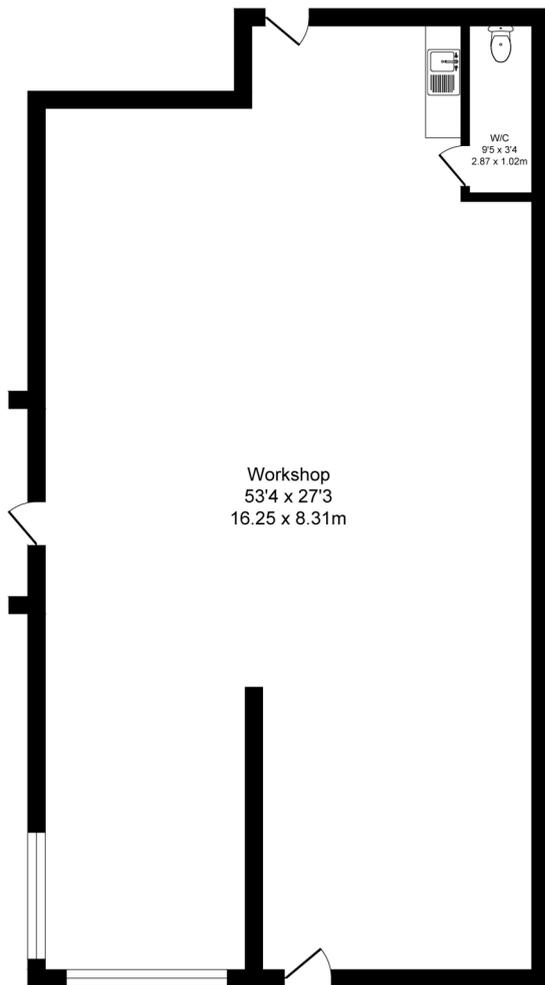
E&OE

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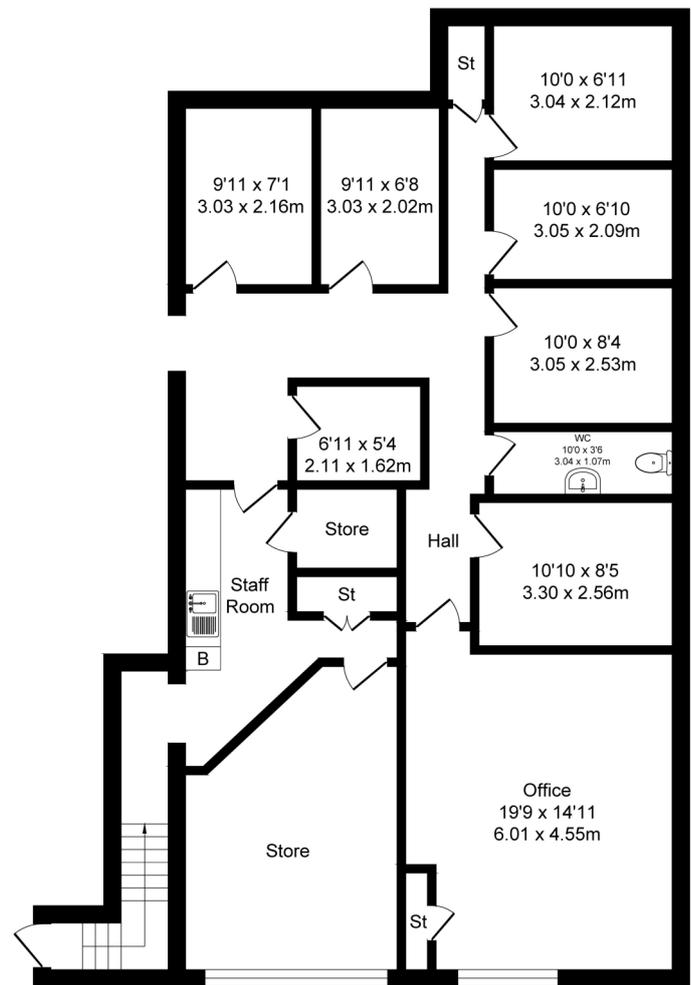
Pierpoint Street, Warrington

Total Approx. Floor Area 2854 Sq.ft. (265.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 1399 Sq.Ft  
(130.0 Sq.M.)



First Floor  
Approx. Floor  
Area 1455 Sq.Ft  
(135.2 Sq.M.)

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