

for sale

Workshop with Offices

265.2 m² (2,854 ft²)



2 Pierpoint Street
Warrington
WA5 0LG

- Ground Floor Workshop Unit with First Floor Offices.
- Former Sunbed, Hair and Beauty Salon.
- Available Alone or with Adjoining Front Premises (See Separate Listing for 133 Bewsey Road).

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

2 Pierpoint St comprises a two storey premises with with a roller shutter door access to Pierpoint St.

The ground floor comprises an open workshop / warehouse space with WC to the rear corner. There is a roller shutter providing access directly from Pierpoint Street.

The first floor provides a number of storage rooms and offices along with a kitchen and WC.

There are no external areas, but there is on-street parking along Pierpoint St.

We are also offering the adjoining building for sale, please see our separate listing for 133 Bewsey Road for more information.

Accommodation

Gross Internal Area

Total	265.2 m ²	2,854 ft ²
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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 are awaiting confirmation of the Business Rates for the subject premises.

Warehouse on Pierpoint St

Rateable Value: TBC.

Asking Price

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

The adjoining building fronting Bewsey Road is also available (please see separate brochure for 133 Bewsey Road) with an asking price of £250,000.

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:
2 Pierpoint St: D—77**

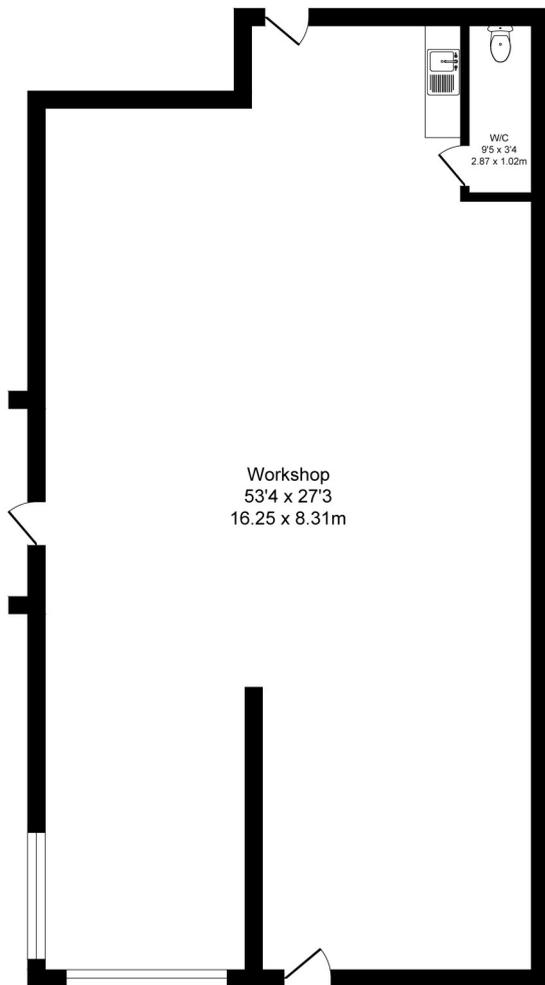
E&OE

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

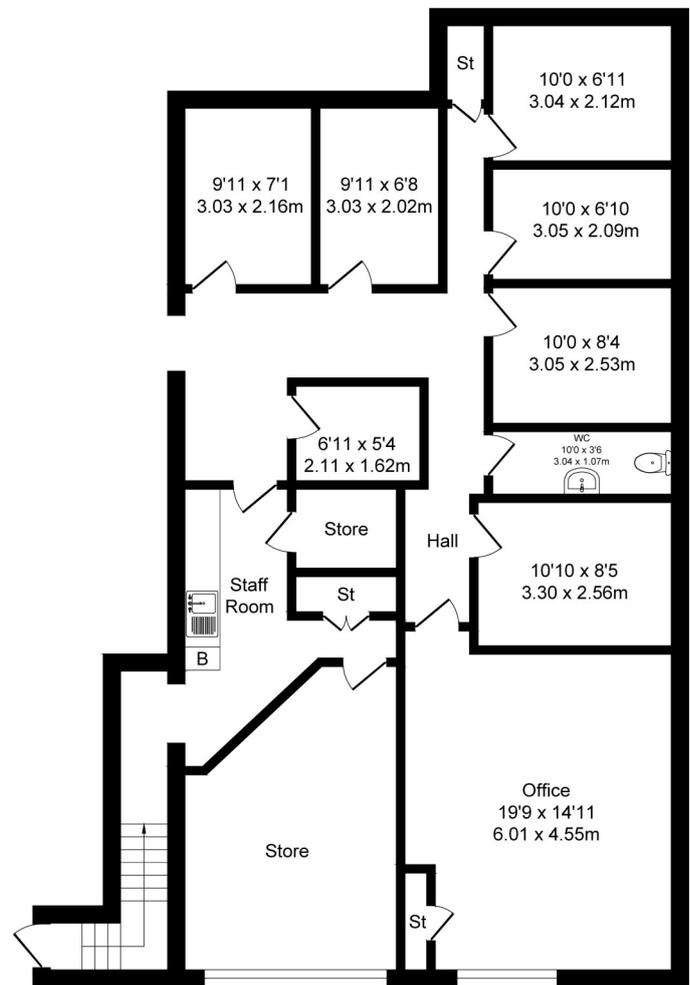
Pierpoint Street, Warrington

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.)

E&OE

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