

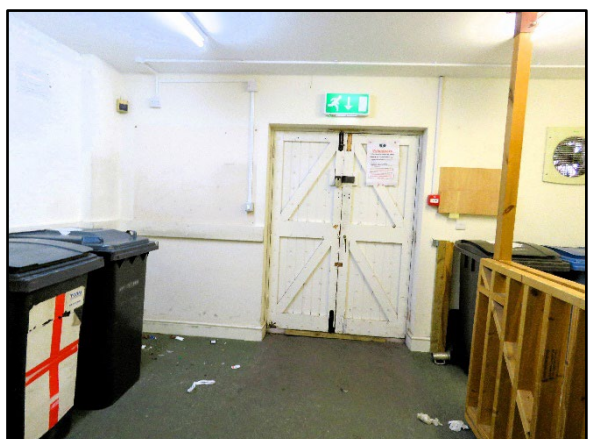
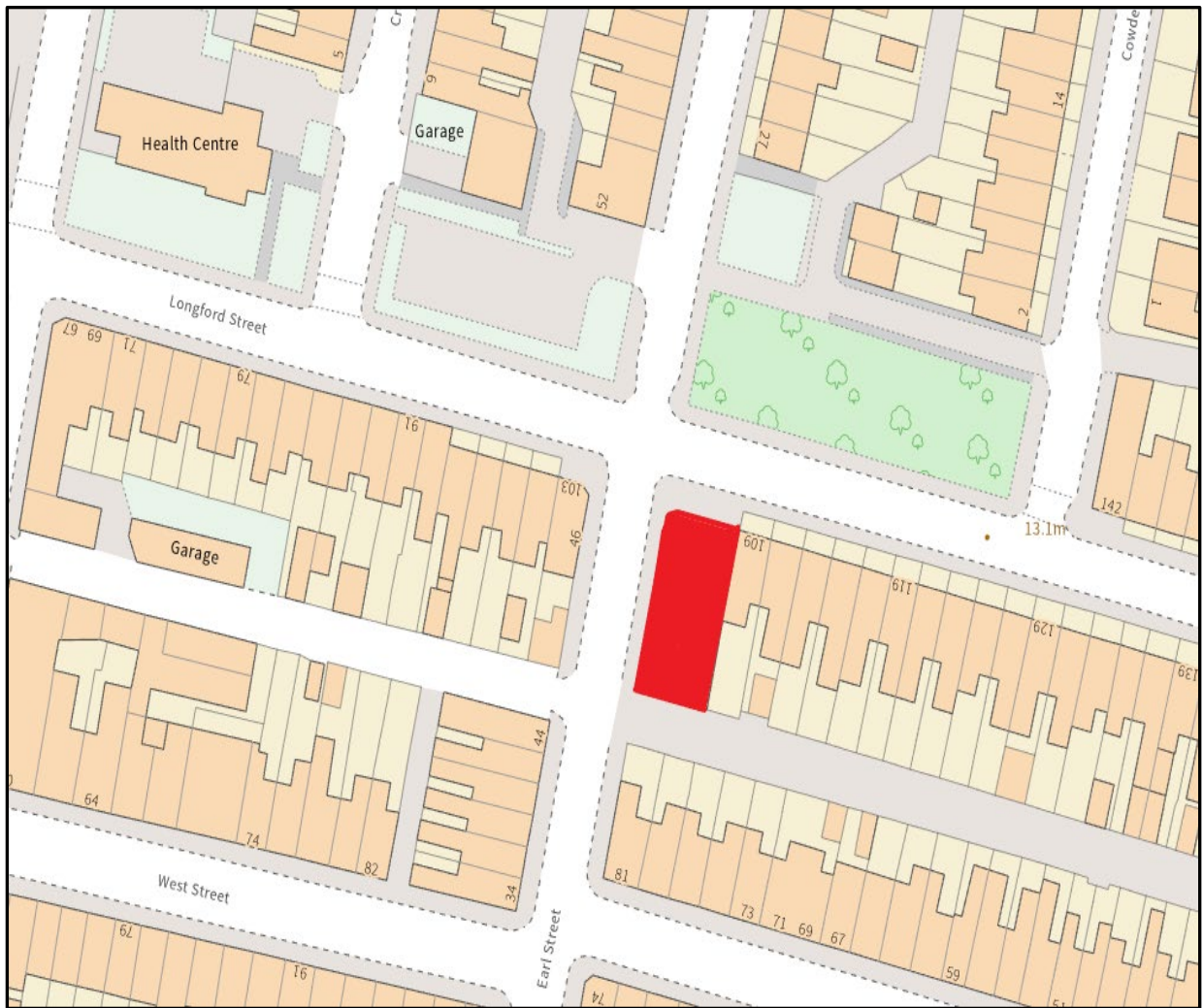
FOR SALE

105/107 Longford Street, Warrington, WA2 7PJ

- Prominent Corner Plot Location on Busy Main Road
- Double Plot With Potential to Sub-Divide
- Potential For Residential Conversion / Alternative Uses (STP)



TAYLOR | BROOKS
PROPERTY CONSULTANTS



Location

The property is located on the corner of Longford Street and Earl Street, a short distance from Winwick Road (A49) one of the main arterial roads running through Warrington. The property is situated in an established residential and commercial area approximately 0.6 miles north of Warrington Town Centre. ([Click for Google Maps Link](#)).

Description

The site extends to approximately 0.025 hectares / 0.062 acres and comprises two adjacent and extended shop units with rear access and upper floors with a net internal area of approximately 290 m² (3,120 sq ft). The property is situated on a busy corner fronting Longford Street with on-street parking available to both the front and side. Other nearby commercial users include Longford Street GP Surgery, Allied Pharmacy and Helen Horne Funeral Directors.

Planning

The property lies within an established residential and commercial area and lends itself to sub-division either for wholly residential use or a mix of residential uppers and commercial ground floor uses. Any such change in use would be subject to planning permission. Interested parties should rely upon their own investigations and direct their enquiries to Warrington Borough Council's Planning Department.

Tenure

Long-leasehold with vacant possession. Land Registry Title No's: CH253423 & CH133111.

Services

We understand that all mains services are available to the property but prospective purchasers should make their own enquiries to the relevant authorities as to the location, suitability and capacity of services.

Legal Costs

Each party will be responsible for their own legal and professional costs associated with this transaction.

Asking Price

£275,000

VAT

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

Offers

Only unconditional offers will be considered for the property and must be accompanied by proof of funds. Prior to acceptance of any offer, the bidding party must also provide proof of identity documents to comply with Anti-Money Laundering Regulations.

Method of Sale

The property will be sold on an open market private treaty basis. Interested parties are required to register their interest in the first instance via e-mail to geoff.player@taylor-brooks.co.uk. The seller reserves the right not to accept the highest or any offer submitted or set a deadline for interested parties to submit sealed bids.

EPC

An EPC will be supplied on request.

Viewing

By prior appointment only via the selling agents, Taylor Brooks Property Consultants. Please contact Geoff Player by email, geoff.player@taylor-brooks.co.uk or on 07753-929 359. Those viewing the property do so at their own risk and neither the seller or the sellers agent are responsible for the safety of those viewing the property.

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