

# for sale

Two Storey Office Building

81.4 m<sup>2</sup> (877 ft<sup>2</sup>)



10 lovely Lane  
Warrington  
WA5 1NF

- Full Vacant Possession
- Parking at Rear
- No VAT
- Perfect for Owner Occupiers
- Busy Main Road Location

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is prominently positioned fronting the A574 Lovely Lane, close to the roundabout junction with the A57 Sankey Way.

Surrounding occupiers are predominantly retailers fronting Lovely Lane, there is a Morrisons Convenience store at the end of the terrace.

The unit is extremely visible to passing traffic and the busy roundabout junction close by.

## Description

Morgan Williams are pleased to bring to the market this roadside two storey commercial property, that is ideal for owner occupiers, or as an investment.

The interior is well maintained throughout and comprises individual office rooms and wc and kitchen facilities, with the best space being the open plan main front area.

The previous use was offices, however, it would suit other uses such as, retail and residential, or a combination of these purposes.

To the rear is an enclosed yard and an abundance of parking in the back streets.

## Accommodation

Net Internal Area

Ground	49.3 m <sup>2</sup>	531 ft <sup>2</sup>
First	32.1 m <sup>2</sup>	346 ft <sup>2</sup>
Total	81.4 m <sup>2</sup>	877 ft <sup>2</sup>

## Services

Mains electricity water and drainage are connected.

## Rates

Rateable Value: £5,400.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2023/24: £2,695.

## Asking Price

£155,000.

## Tenure

Long Leasehold for a term of 985 years from April 1910.

## VAT

We are advised that VAT is not currently applicable to this property.

## 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

For details of other properties, our website address is

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

**SUBJECT TO CONTRACT**

**EPC Score Band D**



## 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.