

for sale

Part Let Development Opportunity

678.6 m² (8,382 ft²) plus Basement



10 & 10A Friars Gate
Warrington
WA1 2RW

- Established Night Club Tenant of Part
- Separate Entrance to Upper Floors
- 1st & 2nd Floors Ideal for Residential
- Backs onto University
- Imposing Corner Building

MORGANWILLIAMS.com

01925 414909

Location

The property is situated just off Bridge Street, in the heart of Warrington Town Centre.

The property is within the main night time area of the Town and at the rear is the headquarters building of the Warrington arm of the University of Chester.

Warrington's main attribute is the surrounding road and rail networks, with two main line stations, serving north to south and east to west.

Description

We are delighted to offer for sale this most interesting investment and development opportunity.

The majority of the ground floor and basement are income producing, being let to an established local night club operator.

The upper floors provide a substantial residential conversion opportunity, subject to planning, with their own independent access already formed.

The ground floor and basement tenancy is due to expire in May 2025 and the current rent is £21,600 per annum, however, this has been concessioned.

The upper floors and ground floor entrance benefit from full vacant possession.

The property is a substantial building of brick and predominantly slate roof construction.

The upper floors could be ideal for student accommodation, given the buildings neighbouring proximity to the University.

Accommodation

Approx Gross Internal Area (Basement Not Measured)

Ground	292.0 m ²	3,143 ft ²
First	251.0 m ²	2,702 ft ²
Second	235.6 m ²	2,536 ft ²
Total	678.6 m²	8,382 ft²

Tenancy Information

The majority ground floor and basement are let on a tenants effectively full repairing and insuring basis until May 2025, at a passing concessionary rent of £21,600 per annum.

The upper floors and ground floor entrance are vacant.

Asking Price

£500,000.

Tenure

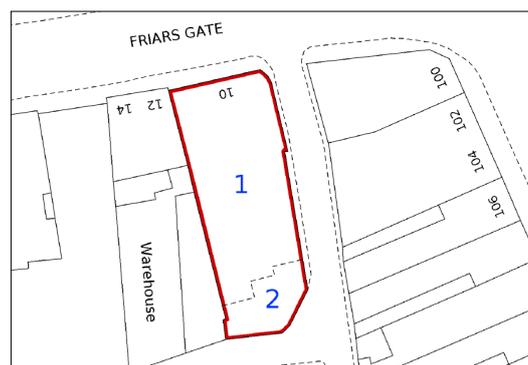
Freehold.

VAT

We are advised that VAT is not applicable to the 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

Rob Bates (rbates@morganwilliams.com)

For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT

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.