



278 Knutsford Road, Warrington, WA4 1AZ

Commercial Building with Development Potential

Summary

Tenure	For Sale
Available Size	5,579 sq ft / 518.31 sq m
Business Rates	Upon Enquiry
EPC Rating	E

Key Points

- Substantial Corner Building
- Prominent Roadside Position
- 8 Parking Spaces
- Residential Development Potential
- Adjacent to Modern Co-Op
- Half Mile to Warrington Town Centre
- Yard to Side
- Valued Add Opportunity

Location

The property is situated on the A5061 Knutsford Road which leads directly into Warrington Town Centre. It is positioned on a prominent corner, adjacent to a modern Co-op and its large car park.

Description

We are delighted to offer for sale a substantial two storey with basement period building, that was formerly a Co-op Food Store.

The ground floor comprises a large sales area, annexe side store and rear stores with staff amenity and wc facilities.

The first floor comprises open floor space that could be used for storage.

There is also a substantial basement area that is accessed via an internal stair.

Also included with the property are 8 no. allocated parking spaces within the Co-op car park and a fenced and gated side yard that can be used for open storage, additional parking and loading.

The property also benefits from significant redevelopment potential, please contact our office in this regard, as we have schematic drawings illustrating a potential conversion for 9 separate units within the existing footprint, subject to Planning.

Accommodation

Name	sq ft	sq m
Ground	2,915	270.81
1st	2,664	247.49
Total	5,579	518.30

Services

Mains electricity, water and drainage are connected.

Disposal Terms

We are instructed to quote £500,000 for this exciting opportunity.

Tenure

The Tenure is Long Leasehold for a term of 984 years from 1 February 1905.

VAT

We are advised the approximately half of the above purchase price will be liable for VAT.

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.



Viewing & Further Information



Rob Bates
01925 414909
rbates@morganwilliams.com

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