



**25 Buttermarket Street, Warrington, WA1 2LY**

Tenanted Investment Opportunity

Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	725 sq ft / 67.35 sq m
<b>Price</b>	£335,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

Key Points

- Fully Income Producing
- Large Rear Car Park
- New Build Planning Approved
- Strong Commercial Tenant Covenant
- Two Studio Flats at First Floor

## Description

We are delighted to bring to the sale market, a well-built corner property, that was formerly a building society, which benefits from front and rear access and a large car park.

The ground floor is let to Extrastaff Limited, who offer good covenant strength and recorded annual turnovers in excess of £80 million during years 2021 and 2022.

The first floor provides 2 studio flats with separate access at the rear.

The current gross rent received from the 3 components of this property amounts to £29,000 per annum. The purchaser will benefit from this income immediately following completion.

The property benefits from full planning permission for the development of 9 no. units, application number 2021/39429.

## Location

The property is situated in a prominent Town Centre location, close to Market Gate where pedestrian flow is high.

Market Gate links the four main Town Centre streets and the 'Old Fish Market' square, where several restaurants and coffee shops are situated around two entrances into Golden Square Shopping Precinct.

Neighbouring occupiers include TSB Bank and Heron Foods and the Halifax Building Society is opposite and on the corner of Dolmans Lane, which leads directly to the new Time Square Cinema and restaurant complex.

## Services

Mains electricity, water and drainage are connected.

## Local Authority

Warrington

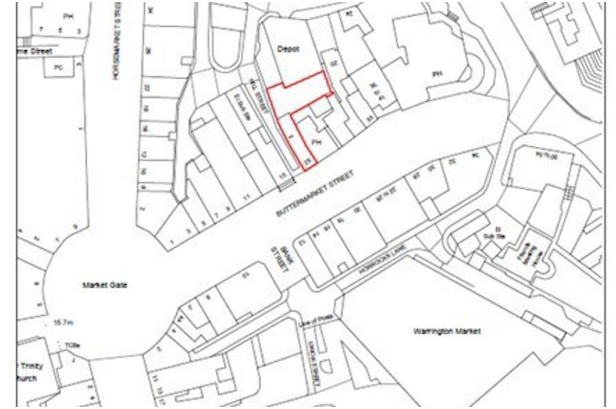
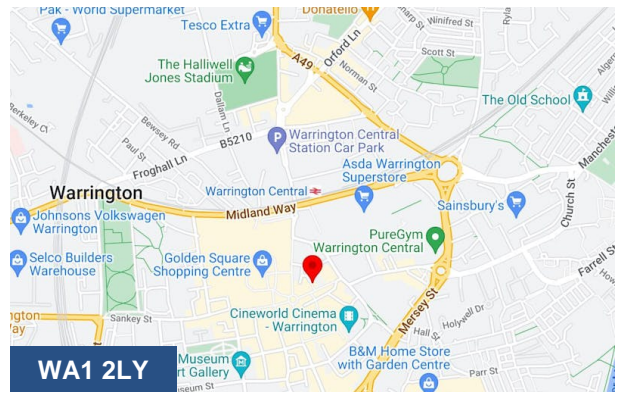
## Tenancy Information

The ground floor is let for a 5 year term from 9 October 2023, at a current rent of £17,000 per annum, on a tenants effectively full repairing and insuring basis.

The 2 studio flats are let at £500 pcm per unit.

## Asking Price

£335,000.



## Viewing & Further Information



**Rob Bates**

01925 414909

rbates@morganwilliams.com

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