

**2 Winmarleigh Street, Warrington, WA1 1NB**

Modern Office Property
Ideal for HMO/Residential Conversion
REDUCED PRICE

Summary

Tenure	For Sale
Available Size	2,547 sq ft / 236.62 sq m
Price	£325,000 *Reduced Price*
Rates Payable	£12,475 per annum
Rateable Value	£25,000
EPC Rating	B (46)

Key Points

- Town Centre Position
- Modern Construction
- Golden Square Shopping Centre Nearby
- Ideal Development Opportunity
- 3 Car Spaces
- Close to Town Hall
- Excellent Owner Occupier Opportunity
- Close Proximity to Cultural Quarter and Parr Hall

Location

The office building is located on Winmarleigh Street, only 200 yards south of the Town Hall and its 'Golden Gates'

The Town Centre is only 300 yards away, including Golden Square Shopping Centre.

Description

The building comprises a brick-built end of terrace three-storey office building with toilet facilities on each floor off the staircase area.

Internally, the offices are centrally heated, carpeted and provide both open-plan areas and private offices.

At the front are 3 private car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	824	76.55
1st	840	78.04
2nd	883	82.03
Total	2,547	236.62

Services

All mains services are connected to the property.

Sale Price

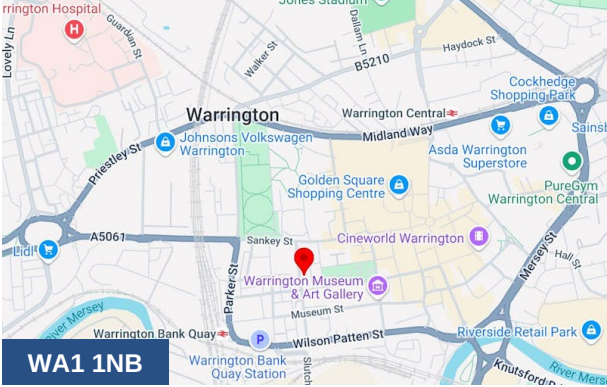
£325,000.

VAT

We are advised that VAT is applicable to the sale price.

Legal Costs

Each party will be responsible for payment of their legal costs involved in the transaction.



Viewing & Further Information



Ian Scott
01925 414909
iscott@morganwilliams.com

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