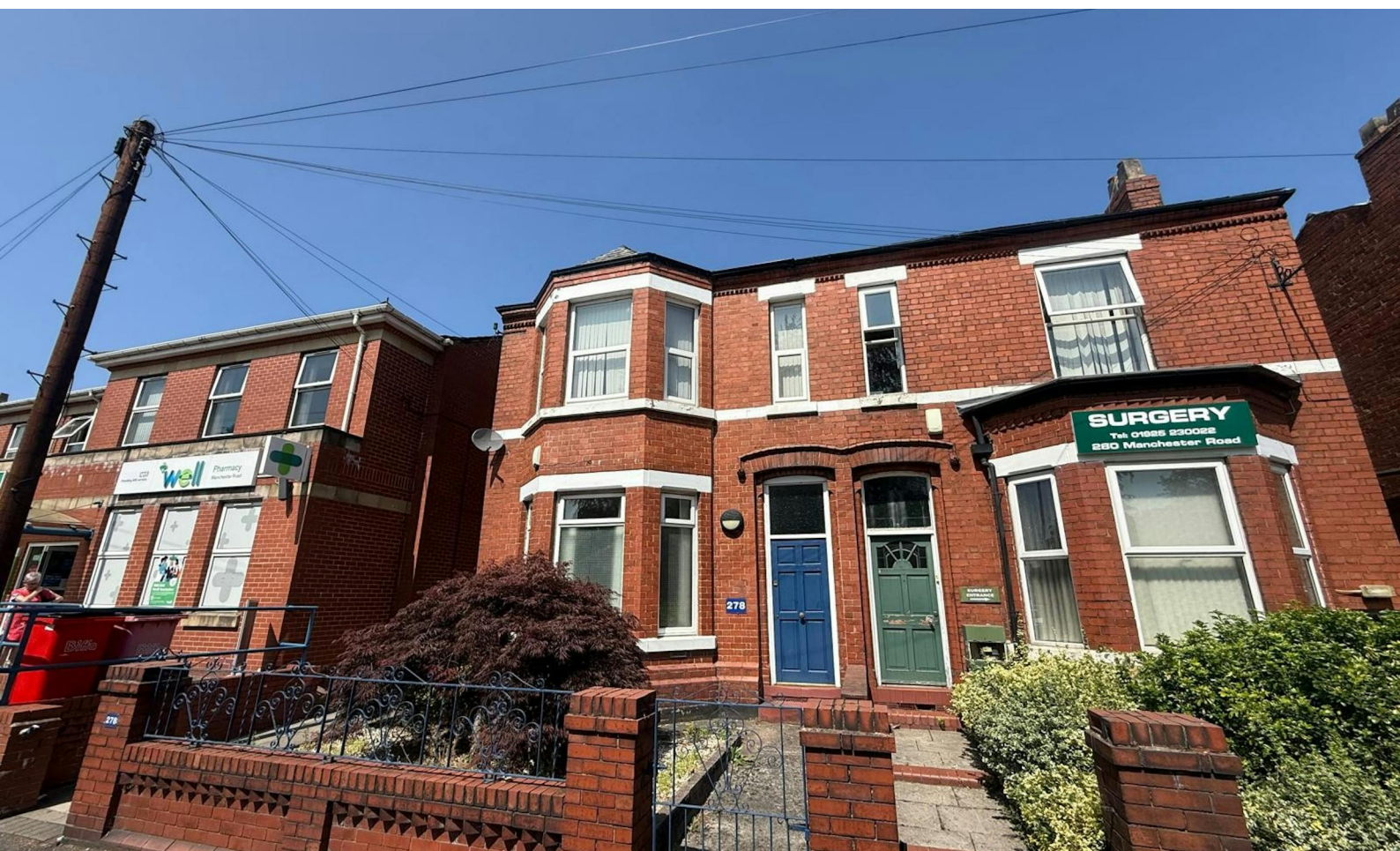




278 Manchester Road, Warrington, WA1 3RB

Office Property
Ideal for Residential Conversion

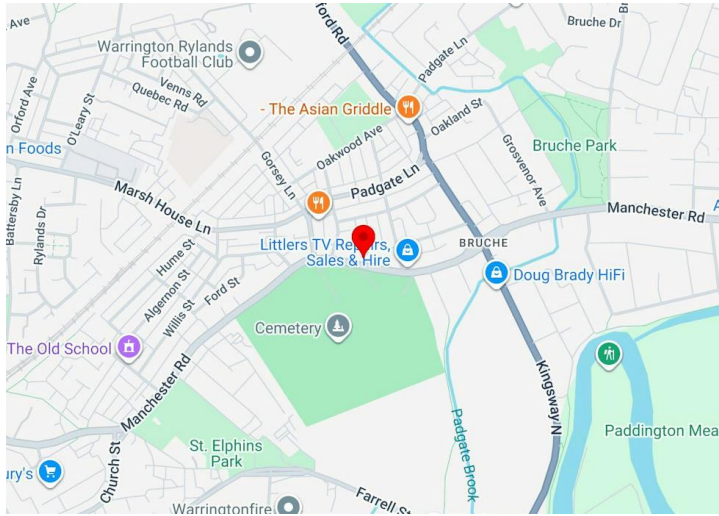
Summary

Tenure	For Sale
Available Size	1,668 sq ft / 154.96 sq m
Price	Offers from £250,000
Rates Payable	£7,631.25 per annum
Rateable Value	£13,750
EPC Rating	D

Key Points

- Available Immediately
- Can Extend STP
- Suitable for Owner Occupier
- Excellent Location
- Large Car Park to Rear
- Ideal for Conversion
- Prominent Position
- Former Doctors Surgery

Warrington, WA1 3RB



Summary

Available Size	1,668 sq ft / 154.96 sq m
Price	Offers from £250,000
Rates Payable	£7,631.25 per annum
EPC	D

Description

We are delighted to bring to the sale market, this former doctors surgery which we feel is ideal for either a multiple occupancy residential conversion or a single dwelling development.

Internally the property is arranged with a large ground floor reception adjacent to the entrance, with multiple treatment rooms/offices with kitchenette and w/c facilities on the ground floor. With a basement which is ideal for internal stores if necessary. There are multiple entrances to this building with one to the side of the ground floor and one fronting the A57 (Manchester Road), highlighting the potential to covert into self-contained dwellings subject to planning.

On the first floor, it holds a similar arrangement with multiple offices suites to date with further internal stores an w/c facilities.

The property would lend itself to a potential split to covert the upstairs providing a multitude of flats/HMO units and keeping the ground floor as a commercial aspect.

There is a large car park to the rear which can hold approximately 4-6 cars, we feel this space can be utilised with a 2-storey extension, further increasing the total floor area for an increase in potential units.



Location

The property is prominently position on the ever busy Manchester Road (A57).

It is neighbouring Greenbank Surgery, and 1 mile west of Warrington Town Centre with excellent transport links directly opposite with both railway stations situated within the Town Centre less than 2 miles away.

The motorway network is easily accessible via Junction 21 of the M6 just the 2.5 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	1,668	Available
Total	1,668	

Services

All mains services are connected to the property.

Sale Price

£250,000.

VAT

We understand the sale will not be subject to VAT, however, for the avoidance of doubt the above sale price is quoted exclusive of VAT, should it be applicable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout the transaction.



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