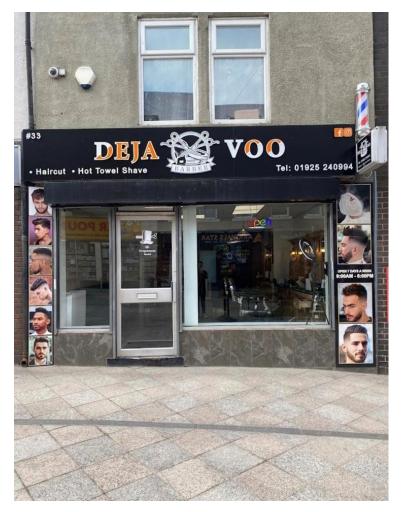


OFFICE RETAIL INDUSTRIAL INVESTMENT LAND & DEVELOPMENT



# For Sale - Mixed Use Commercial Investment

33 Buttermarket Street, Bewsey And Whitecross, Warrington, North West, WA1 2LY

# 731 ft<sup>2</sup> (67.91 m<sup>2</sup>)

- Located in Warrington Town Centre
- 15 year term certain on the ground floor
- Mixed use development
- Close to a number of Town Centre Amenities

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# OFFICE RETAIL INDUSTRIAL INVESTMENT LAND & DEVELOPMENT

#### Description

Opportunity is to acquire a retail and residential investment, in Warrington Town Centre. The retail unit has a 15 year lease in place with a rent review at year 5, a 12 month tenancy agreement in place for the residential flat which commenced in January 2025. The total rent per annum is  $\pounds19,550$ .

The property is a two story mid terrace retail premises located along the pedestrianized are of Warrington Town Centre. The property comprises a ground floor retail premises and large 1 bed self contained apartment.

#### Location

The subject property is located in a pedestrianised area of Warrington Town Centre close to Golden Square Shopping Centre it is close to a number of the town centre amenities. Warrington Central Train Station can be accessed within a 5 minute walk along with being close to Warrington bus terminal.

# Accommodation

We have been provided with the floor areas and understand the property to provide 731 sq ft of accommodation over ground and first floors.

#### Tenure

We understand the property is held freehold

# **Rent and Lease Terms**

The ground floor retail unit is let on a 15 year lease from May 2024 at a rental of £11,100 per annum

A 12 month AST is in place on the first floor flat at a rental of  $\pounds162.50$  per week  $\pounds8,450$  per annum

Total £19,550 per annum

# Price

Seeking offers of £210,000 Subject to Contract

# **Planning Use**

The ground floor is Use class E - Retail and the upper floors are residential use.

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

#### **Business Rates**

The Ground Floor has a rateabale value of £8,600.

The first floor flat is within council tax band A

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030 info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

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