



For Sale - Mixed Use Commercial Investment

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

731 ft² (67.91 m²)

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

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 £19,550.

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 £162.50 per week £8,450 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 rateable 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

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