

Gifford Dixon

Commercial Property

FOR SALE



88 Bridge Street, Warrington, WA1 2RF

Retail Investment Property

with development potential for upper floors

£220,000

gifforddixon.co.uk

0161 667 1317

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LOCATION

Occupying a prime position along Bridge Street in Warrington town centre, and within close proximity to the newly developed government buildings, cinema and leisure complex, and multi storey car park.

DESCRIPTION

The property is a substantial and characterful four-storey mid terrace property in the heart of Warrington town centre, which fronts onto Bridge Street. Currently the whole premises is occupied by way of a 10 year FRI lease from 2013, however the property offers significant scope for the upper levels to be converted into residential accommodation. The current tenant would be amenable to the possibility of either retaining the whole building or taking a lease of just the ground floor and basement.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	81.15 Sq. M.	873 Sq. Ft.
First Floor	86.90 Sq. M.	935 Sq. Ft.
Second Floor	86.10 Sq. M.	927 Sq. Ft.
Basement	84.00 Sq. M.	904 Sq. Ft.
Total	338.15 Sq. M.	3,640 Sq. Ft.

Plus W/C facilities to ground and second floor, and an enclosed yard to the rear.

LEASE

The whole property is currently let on a 10-year Full Repairing & Insuring (FRI) lease from 2013 at a rent of £15,000 per annum. We understand that the tenants would be prepared to take a lease of the ground floor and basement to allow the purchaser to develop the upper parts if required.

SALE PRICE

Offers of **£220,000** are invited for the Freehold site.

TENURE

Freehold.

EPC

D (91)

VAT

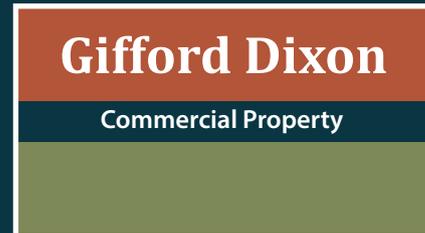
We understand that VAT is not applicable to this property.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: steven@gifforddixon.co.uk

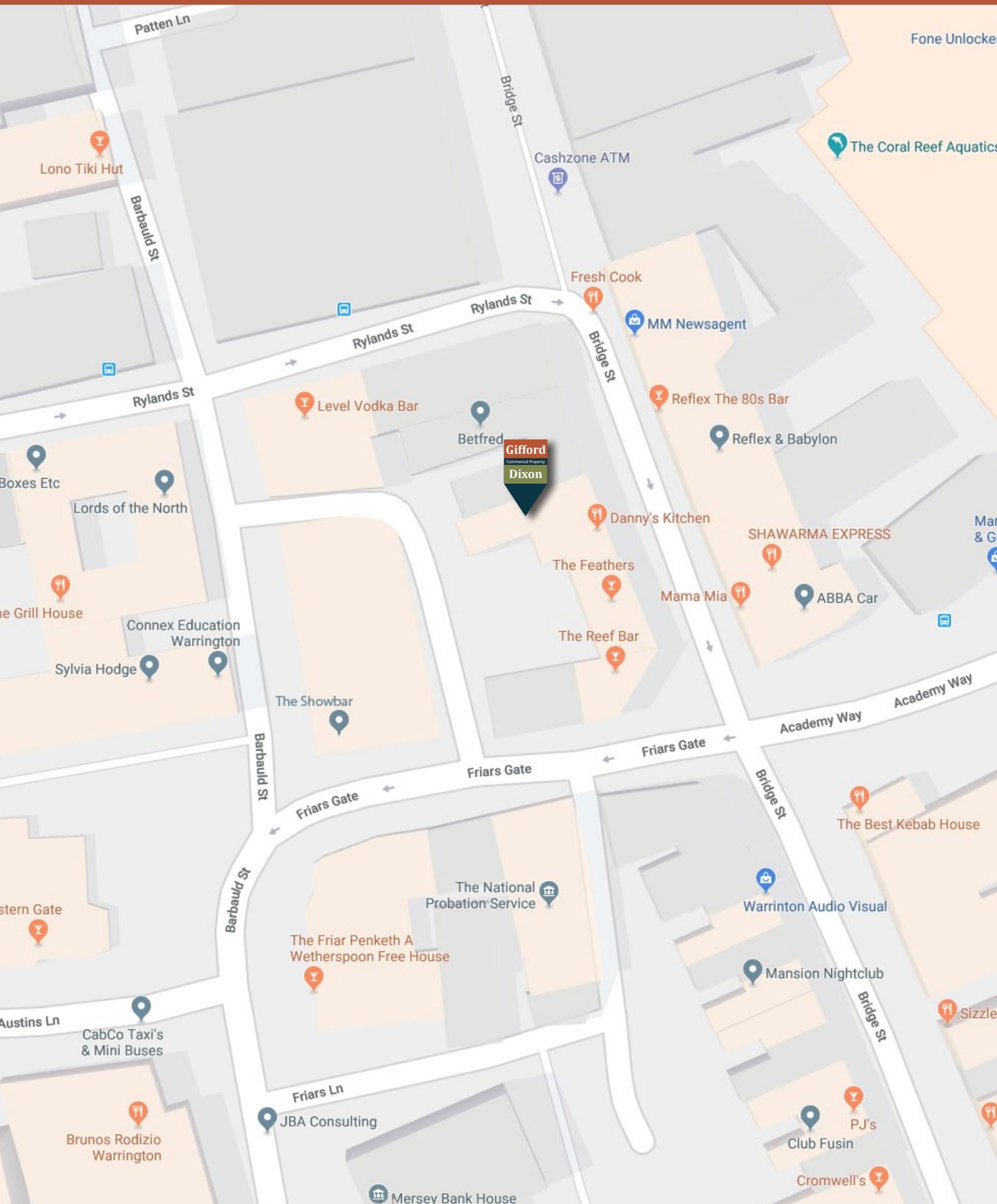
W: gifforddixon.co.uk



Subject to contract 7th May 2019

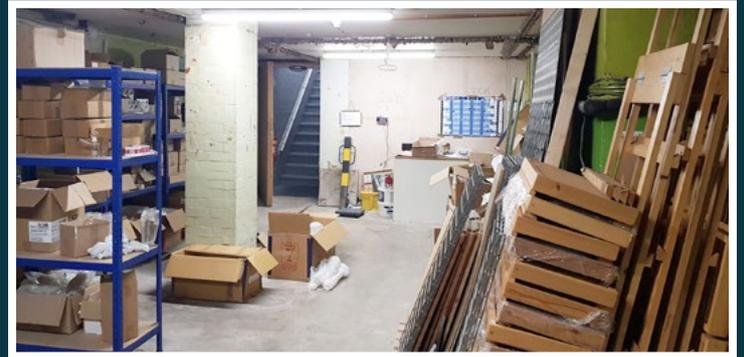
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