

RAPLEYS

rapleys.com
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FOR SALE/TO LET **Secure Compound**

Liverpool Road
Warrington WA5 1DP

CONTACT

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William Seddon

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Secure hard surfaced compound

Prominent position fronting
Liverpool Road

Site of approximately 0.37
hectare (0.92 acre)

Part freehold/part leasehold

Power supply



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Location

The secure compound is prominently located fronting Liverpool Road, approximately 1.5 miles to the south west of Warrington town centre, within close proximity to the A57.

The surrounding area is generally a mix of residential and commercial occupiers, with nearby occupiers including used car dealers, car wash operators, a public house and multiple independent retailers.

Description

The compound is laid to tarmacadam, concrete and hardcore and is secured by way of perimeter fencing, extending to 0.92 acres.

Access is provided directly from Liverpool Road via a set of swinging gates.

Accommodation

The property comprises the following approximate areas:

	Hectare	Acre
Total Site Area	0.37	0.92

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Long leasehold/part freehold. The site is held under two separate titles.

The area coloured red on the OS plan overleaf, extends to 0.73 acre and is held on a long lease expiring in 2041. The passing rent is £22,000 per annum and there are no further reviews.

The area coloured blue extends to 0.19 acre and is held on a freehold basis.

A copy of the lease is available on request.

Terms

Further details upon request.

Rating

We are advised that the Rateable Value for the property is £16,000 and the UBR for 2018/19 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings strictly with prior arrangement with the sole agent.



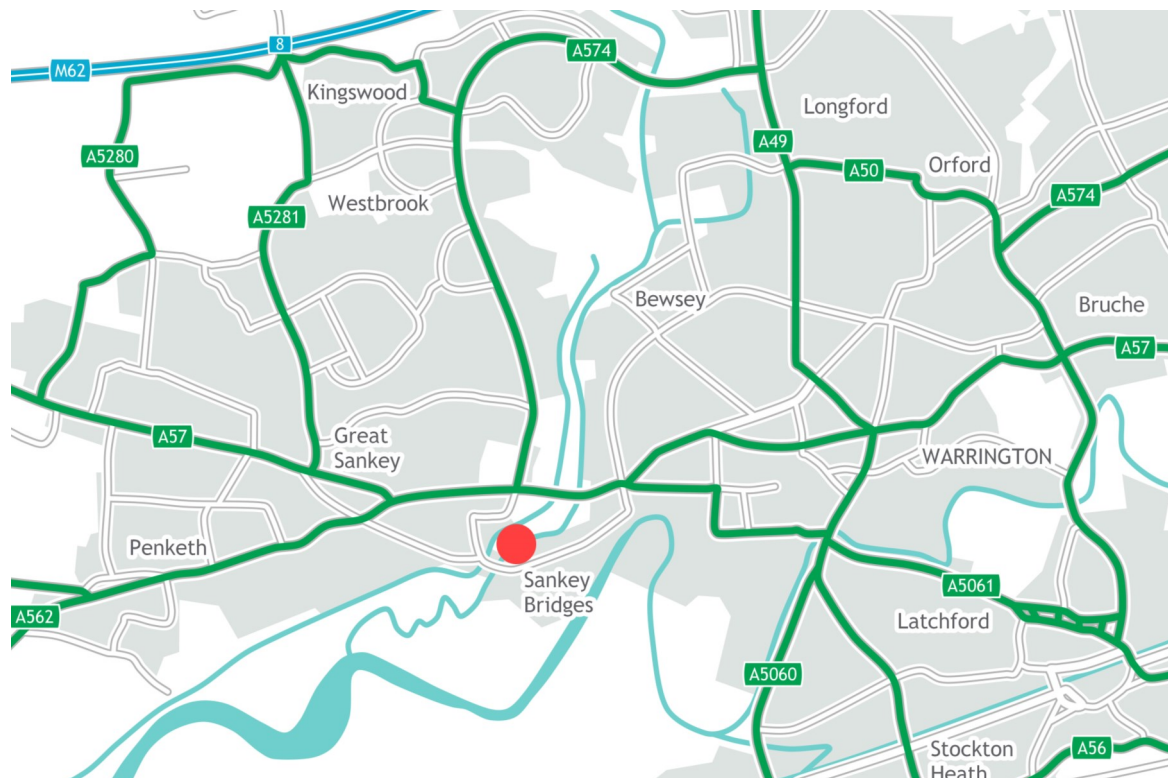
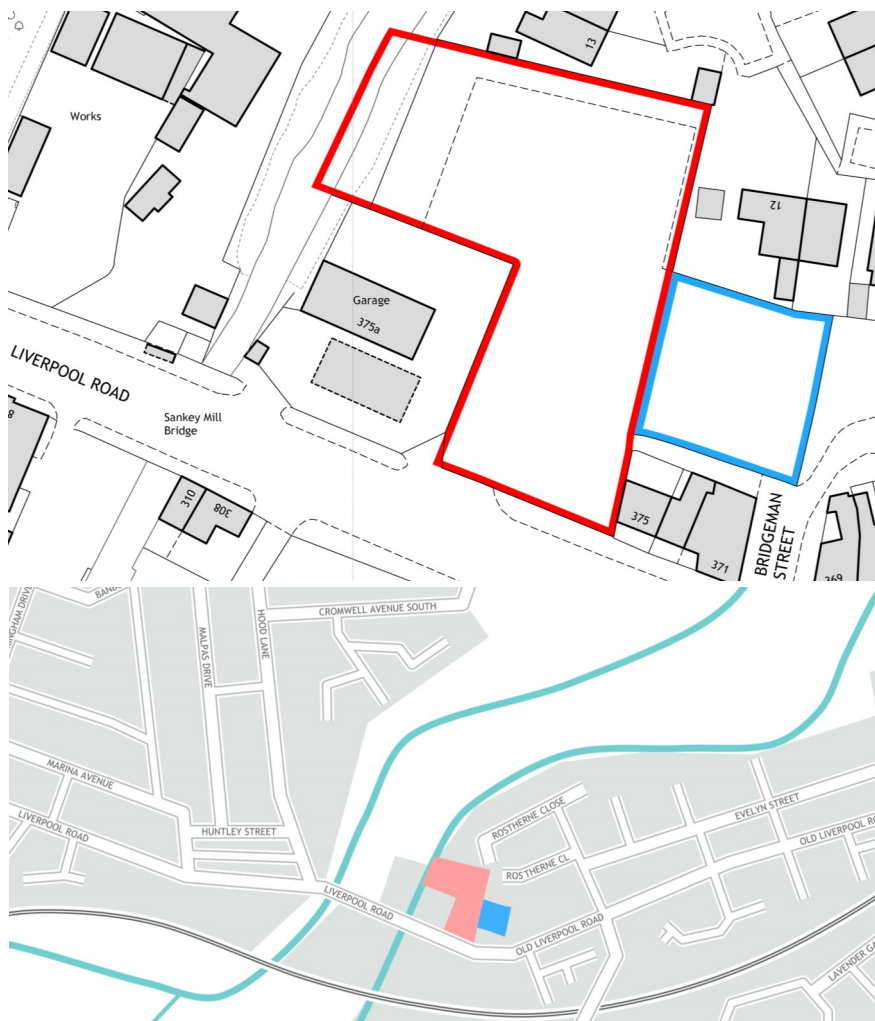
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