

# Prominent Roadside Premises

Farrell Street, Warrington, WA1 2DL



For Sale/May Let



**Farrell Street  
Warrington  
WA1 2DL**

- Prominent roadside premises, suitable for a variety of uses, subject to consents
- Built accommodation of 19,316 sq ft on approx. 1.43 acres
- Close to Junction 21 of the M6 and Junction 9 of the M62
- Excellent built accommodation to plot ratio of 37%
- Available by an assignment of the long leasehold interest or on a new lease, with terms to be agreed

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## Prominent Roadside Premises

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### Location

The property enjoys a prominent frontage to Farrell Street which is a fairly busy local thoroughfare linking the A50 to the centre of Warrington, which is about 1.3 miles distant.

The property is situated in a mixed-use area with residential dwellings located to the left hand side and industrial / trade counter occupiers to the right hand side and rear. Nearby occupiers include Travis Perkins, City Plumbing and Magnet.

The property is located to the East of Warrington and is about 3 miles west of Junction 21 of the M6 and around 3.5 miles south of Junction 9 of the M62.

Warrington is conveniently located between Liverpool (20 miles) to the west and Manchester (19 miles) to the east while other nearby towns such as St Helens, Wigan and Leigh are all located to the north of the subject property.

### Description

The premises comprise a prominent detached vehicle dealership that is suitable for a variety of uses, subject to consents.

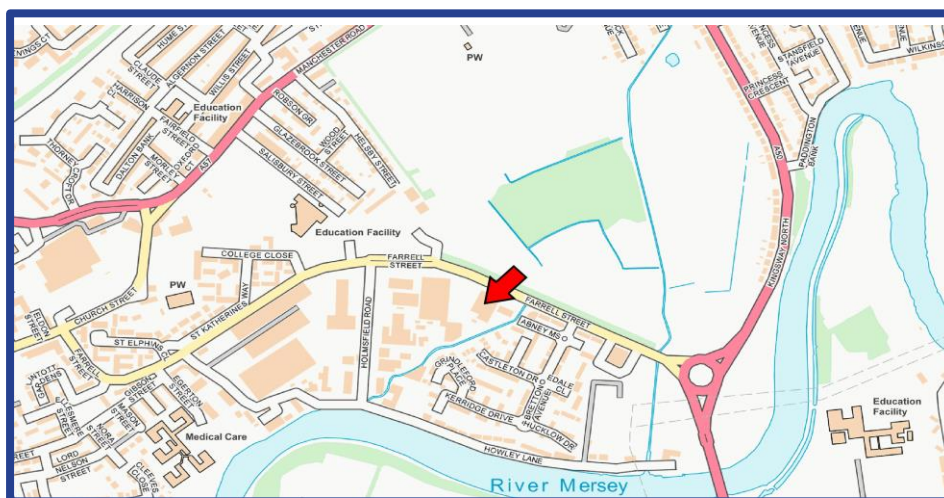
The property is configured in the traditional dealership format, with the showrooms and ancillary areas to the front and the workshop, parts and valeting accommodation to the rear. The premises are constructed around a steel portal frame with glazed front elevations to the showroom element and brickwork to the side and rear. The showroom sits under a flat roof while the majority of the workshop and the ancillary accommodation to the rear is under a dual-pitched roof.

The showroom provides for about 5 display spaces. Situated to the rear of showroom are several offices and WC facilities. Further back are two large workshop areas, complete with two spray booths and paint mixing room.

### Accommodation

The property has the following approximate Gross Internal Floor Areas:

Floor	Use	Sq M	Sq Ft
<b>Ground</b>	Showroom	299.41	3,223
	Offices	109.68	1,181
	Workshops	1,078.71	11,611
	Ancillary	88.62	954
	Parts	130.35	1,403
<b>Mezzanine</b>	Parts	20.2	217
	Workshop Control	33.15	357
<b>First Floor</b>	Offices	34.38	370
<b>TOTAL APPROX:</b>		<b>1,794.5</b>	<b>19,316</b>





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## **Tenure**

The property is held under long leasehold, with the lease expiry in December 2074.

Current rent payable - £29,000 pax.

The property is offered with vacant possession.

Copy of lease available upon request.

## **Terms**

The property is available by an assignment of the existing long leasehold interest. Alternatively, a new occupational lease may be available.

For further information regarding quoting terms, please contact the sole agents.

## **Rateable Value**

The subject property has a Rateable Value of £117,000.

## **Legal Costs**

Each party will be responsible for bearing their own legal costs in respect of the transaction.

## **EPC**

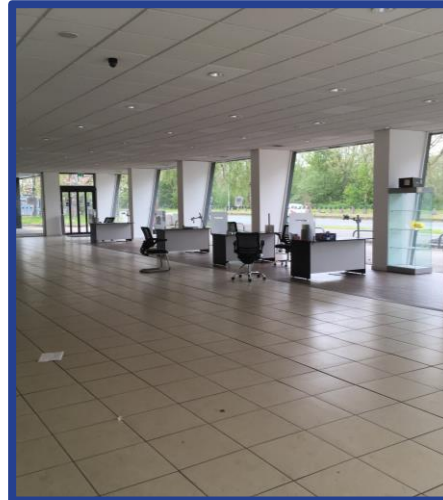
The subject property has an Energy Performance Rating of D-97. Certificate available upon request.

## **VAT**

All prices and other costs quoted exclusive of VAT.

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## Viewing / Further Information

For further information or to arrange a viewing please contact:

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