



AVAILABLE JANUARY 2025

## 246 Manchester Road, Warrington, WA1 3BE

### Professional Office Building

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,200 sq ft / 111.48 sq m
<b>Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£4,840.30 per annum
<b>Rateable Value</b>	£9,700
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Fantastic Location
- Traditional Appeal
- Prominent Position
- Whole Building
- Former Solicitors
- High Volumes of Passing Traffic
- Plenty On-Street Parking

## Location

The property is prominently situated at the traffic light cross roads junction of Manchester Road and Padgate Lane.

It is directly opposite the Cemetery entrance and approximately 1 mile to the east of Warrington Town Centre.

The Motorway network is within easy reach via junction 21 of the M6, 2 miles further east.

## Description

Morgan Williams are pleased to be instructed to market this traditional style main road office building.

The building has been in long term professional use as a solicitors office, who are relocating.

The building is available by way of a new Lease direct from the Landlord from January 2025.

The office has a prime location and professional vibe, due to its unique and period features, being garden fronted and set back from the road.

Internally the accommodation is arranged across both floors and comprises offices, wc and kitchen facilities.

To the rear is an enclosed garden/relaxation area.

On-street parking is plentiful along Manchester Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	1,200	111.48
<b>Total</b>	<b>1,200</b>	<b>111.48</b>

## Lease Terms and Rental

A new Lease is available direct from the Landlord in the sum of £20,000 per annum.

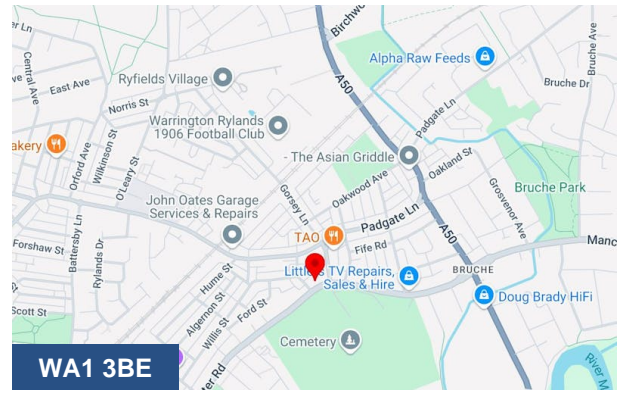
The property is available from January 2025.

## Services

All mains services are connected.

## VAT

We are advised that VAT is not currently applicable to the property.



## Viewing & Further Information



**Rob Bates**

01925 414909

rbates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2024