



Commercial Development in WA3

Railway Road, Golborne, Warrington,
Greater Manchester, WA3 3BY

£115,000 Starting Bid

Tenure

Leasehold

Allocated parking

Property features

- ✓ Investment Opportunity
- ✓ Leasehold Title
- ✓ Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

This inviting leasehold property is tailored for small business owners or investors looking for adaptable space close to new transport links. The ground floor currently functions as a retail unit and includes a well-equipped kitchen and WC—ideal for walk-in clients or retail operations. Upstairs, there's a further WC, a second kitchen area, a spacious office, and two cosy treatment-style rooms, perfect for a therapy-based business, consultancy, or administrative hub. Light floods through generous windows, creating a welcoming atmosphere on both floors. The layout is practical, with clear separation between customer-facing retail and more private working areas upstairs. Though there's no outside space, the building delivers everything you need under one roof—a showroom or shop below, and comfortable, professional workspaces above.

Located on Railway Road in Golborne, this property benefits from excellent visibility and strong footfall, with shops, cafés, and local services just a short walk away. Families and staff will appreciate the proximity to well-regarded primary and secondary schools. With the proposed railway station nearby, connectivity to neighbouring towns and cities will improve significantly—making this a smart option for commuters, growing businesses, or landlords aiming for long-term growth. Plus, nearby bus routes and easy road access ensure customers and colleagues can reach you effortlessly.

Tenure - Leasehold

EPC - Rating D

Price: Starting Bid £115,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

Description

Commercial unit with vacant possession. The layout is practical, with clear separation between customer-facing retail and more private working areas upstairs.



Tenure

Leasehold - GM175636



Location

Located on Railway Road in Golborne, this property benefits from excellent visibility and strong footfall, with shops, cafés, and local services just a short walk away.



EPC

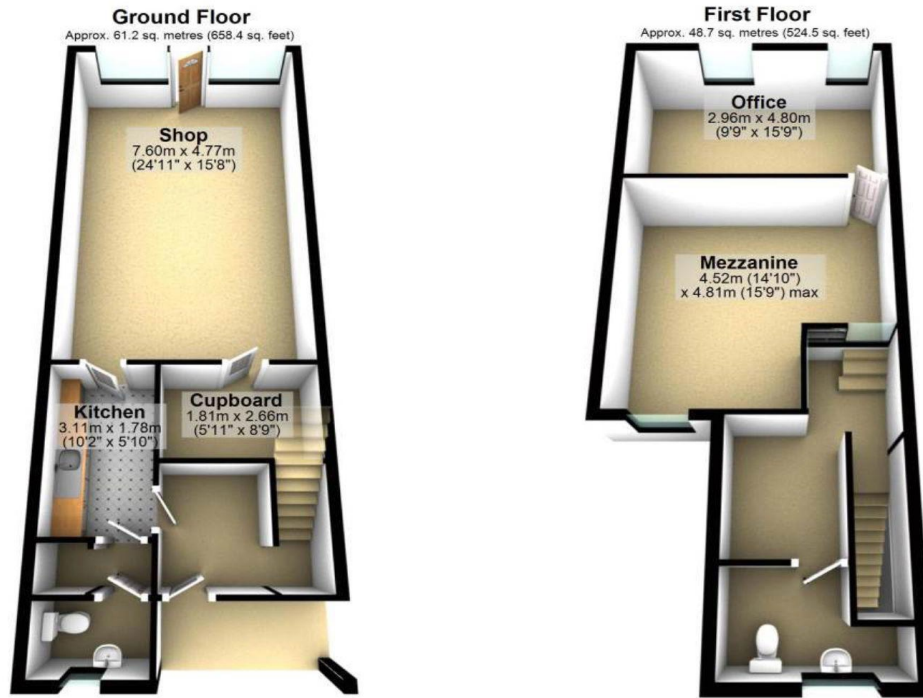
This property's energy rating is D.



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

Railway Road, Golborne, Warrington, Greater Manchester, WA3 3BY

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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