

96 Wilderspool Causeway,  
Warrington WA4 6PU

# for sale

Office/commercial premises  
263.26 SQM (2,833 SQFT)



£Price on application

- Excellent well appointed self-contained office/commercial premises
- Fronting busy A49 Wilderspool Causeway close to intersection with A5060 Chester Road
- Car parking to the rear
- Useful, accessible, basement

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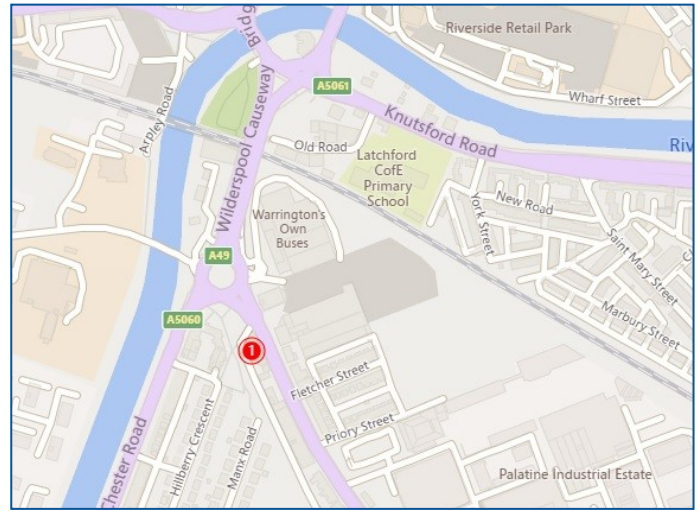
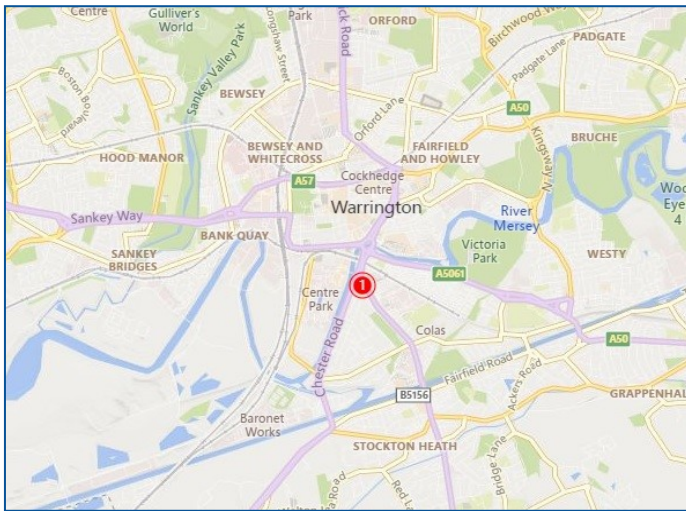
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## Location

Situated a short distance south of Warrington town centre in a mixed use location where properties comprise office, general commercial and some residential. The property fronts the busy main A49 Wilderspool Causeway leading through and from Warrington town centre and immediate occupiers adjacent to the subject are of an office use however the profile of the property to the A49 Wilderspool Causeway would suggest alternative uses may also be suitable.

## Description

A detached 2 storey traditionally constructed building which benefits a basement and external areas. The property provides for traditional high ceiling compartmentalised accommodation benefiting good levels of natural lighting from windows 3 elevations. To the rear of the property is an area of land providing 3 – 4 car parking spaces. The ground floor provides for entrance vestibule leading to hallway with stairwell. Off the hallway is an open plan office with storeroom, boardroom, further smaller office and a well appointed kitchen to the rear off which are male and female WCs. At first floor are 3 offices plus storeroom and a large open plan office with good levels of natural lighting to 3 elevations. The basement is access by the stairwell leading from the GF kitchen. The basement provides the ability to stand up however the ceiling height is limited & the accommodation is spread across approximately 7 interlinking spaces.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. The property benefits as gas central heating system and there are 2 boilers in the basement.

## Accommodation

In accordance with RICS measuring practice (NIA) we estimate the floor areas as follows:

	SQM	SQFT
GF Offices, Boardroom, Kitchen & WCs	78.64	846
FF Office & Storeroom	97.14	1,045
Basement	87.48	942
<b>TOTAL</b>	<b>263.26</b>	<b>2,833</b>

We estimate that the building provides for a gross internal area – IPMS 2 351.86 sqm (3787 sqft)

## Rating

The property attracts a number of business rates assessments as we believe the property benefited multiple occupancy. Interested parties should contact the Local Authority to clarify the business rates estimates for the property for their proposed occupation.

## Tenure

We understand the property is held freehold and free from any onerous covenants or restrictions. We understand the property will benefit vacant possession.

## Price

On application

## VAT

All prices are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate.

## Planning

The property has recently been utilised for office uses. We recommend any interested parties make their own enquiries with the local planning authority to confirm their use meets with consents in place.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit may be required to the Vendors solicitors prior to the issue of any legal documentation

## EPC

The property has an Energy Performance Rating of D-94.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Sept 2023 AG0714

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### Subject to contract

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