

FOR SALE

MIXED INVESTMENT OPPORTUNITY

394-396 HIGH STREET, WINSFORD, CHESHIRE, CW7 2DP



Contact Rob Stevenson: rob@mounseysurveyors.co.uk

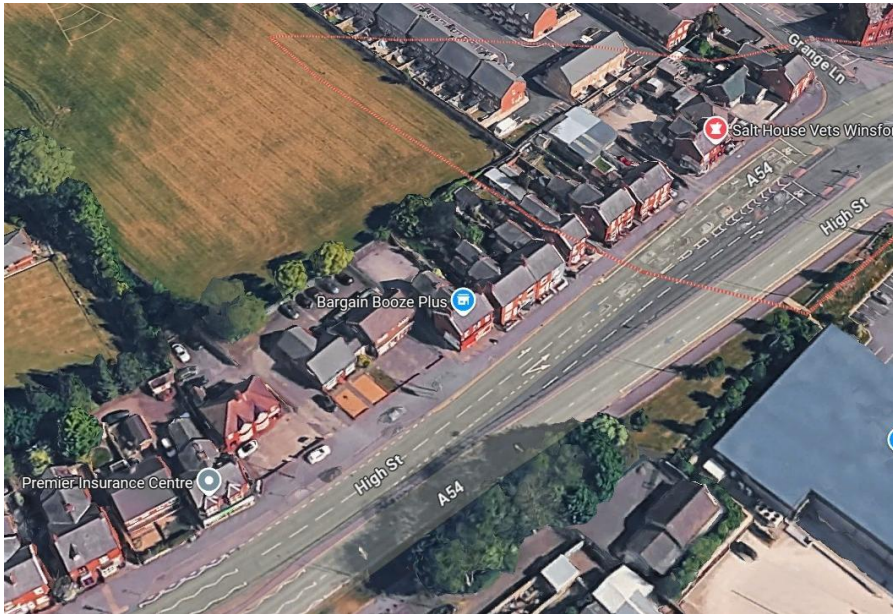
T - 01782 202294

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LOCATION

The property occupies a prominent position on High Street, the principal commercial thoroughfare within Winsford town centre. This well-established retail and business location benefits from strong pedestrian footfall and close proximity to a range of national and independent occupiers, service providers and professional businesses.

394 High Street is conveniently located near key town-centre amenities including retail outlets, banks, cafés and public car parks, enhancing accessibility for customers, clients and staff. Winsford Railway Station is a short distance away, providing direct services to Chester, Liverpool and Manchester, while the A54 and A556 offer efficient road connections to the wider Cheshire area and the M6 motorway network.

The property's central position within Winsford makes it well suited for a variety of commercial uses, benefiting from good visibility, established trading surroundings and strong local demand.

DESCRIPTION

394–396 High Street comprises a well-located mixed-use investment property situated in a prominent position within Winsford town centre. The property is arranged to provide a ground floor commercial premises together with two self-contained one-bedroom flats above, offering a diversified and attractive income profile.

The ground floor commercial unit benefits from a prominent High Street frontage, providing good visibility and accessibility, while the residential flats are independently accessed and well suited to the local rental market. To the rear of the property is a private car park, a valuable asset for a town-centre investment and an attractive feature for both commercial and residential occupiers.

The property is currently income producing, generating a combined rental income of **£25,300 per annum**, offering an immediate return with potential for future rental growth. The mix of commercial and residential accommodation, together with its central location and rear parking, makes this an appealing investment opportunity for private investors seeking a stable and well-positioned asset.

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PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Stoke-on-Trent City Council).

LEGAL COSTS

Each party to cover their own legal costs on a sale of the property.

EPC

Commercial, B 62 expires April 2033.
Flat 394a, D 62 expires June 2028.
Flat 396a, E 39 expires April 2028.

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

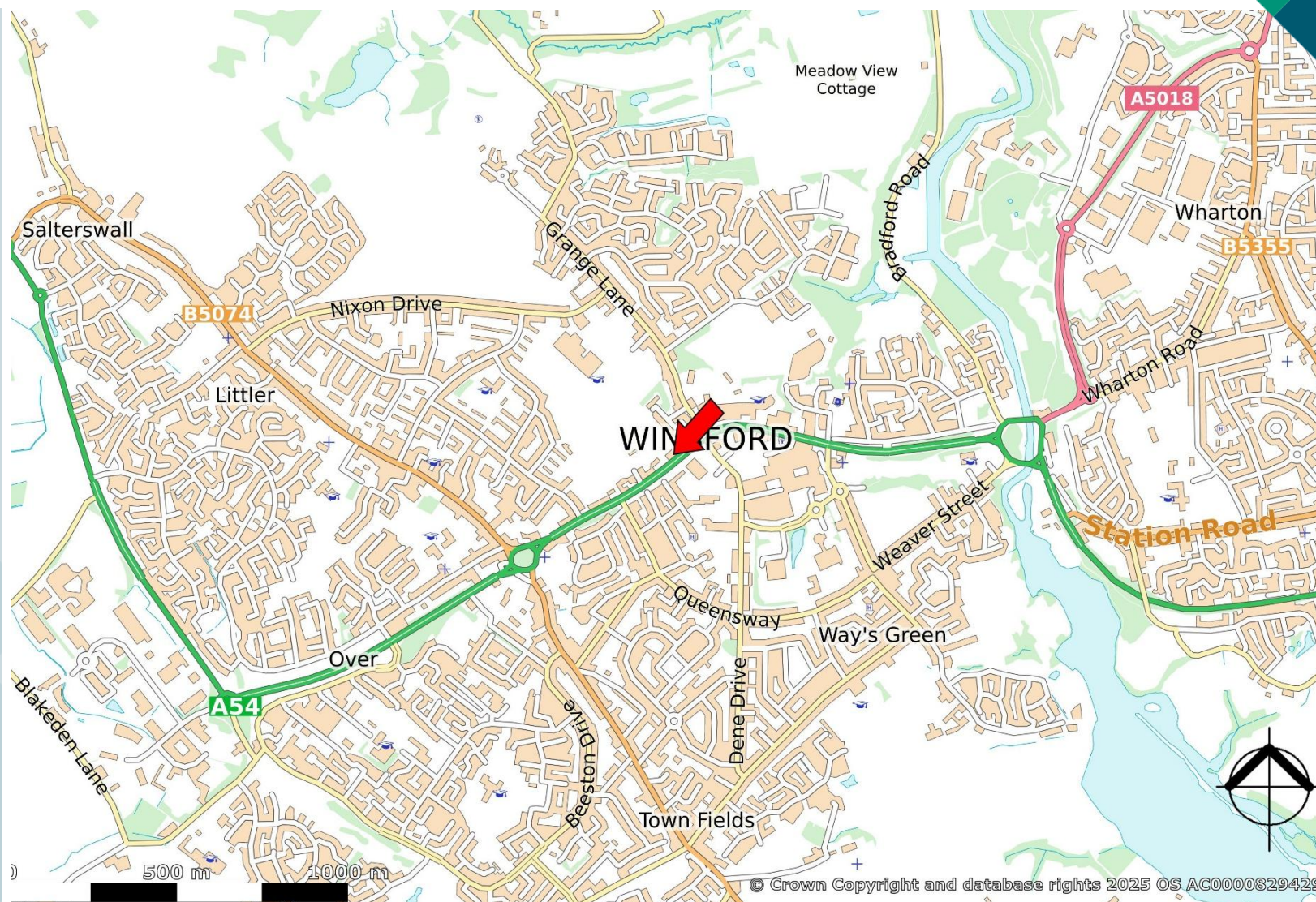
CONTACT

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