

**Holmesfield Road, Warrington, WA1 2DS****Detached Warehouse Unit****Summary**

Tenure	To Let / For Sale
Available Size	16,014 sq ft / 1,487.75 sq m
Rent	£95,000 per annum
Price	£800,000
Rates Payable	£23,448.75 per annum
Rateable Value	£42,250
EPC Rating	Upon enquiry

Key Points

- Large Open Plan Showroom
- Multiple Offices
- Parking to Front
- Substantial Warehouse
- Mezzanine Already in Situ
- Variety of Uses Available
- May Sell
- Central Eaves 6.5m Height

Location

The property is situated at the junction of Holmesfield Road and Farrell Street, which is one of the principle routes to and from Warrington Town Centre and the property is clearly visible to this considerable passing traffic.

Surrounding property in this popular commercial location includes; retail, warehousing and general industrial uses. Notable occupiers include Travis Perkins, County Electrical Wholesalers and Virgin Media.

Motorway access is convenient, via the M6 junction 21, which is 3 miles to the east via the A57 Manchester Road.

Description

We are delighted to bring to the market a rarely available warehouse/showroom premises with mezzanine level already in situ. This detached unit is constructed of a steel portal frame, enabling it to be completely open plan with uninterrupted floor space internally. Albeit currently it is arranged with front offices/showroom, with racking and mezzanine facilities included.

Externally the property benefits from a large front yard/car park, that has direct access onto Holmesfield Road.

Our priority instructions are to seek a long term tenant, however, our client would be amenable to a sale of their long leasehold interest.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	Availability
Ground	11,810	Available
Mezzanine	4,204	Available
Total	16,014	

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum 5 year term, incorporating periodic upward only rent reviews.

Sale Price & Tenure

May sell at a guide price of offers over £800,000.

In the event of a purchase, our clients long leasehold interest is available, although we are informed that a new 125 year leasehold interest can be created on completion, at a ground rent to be agreed, which we believe will be in the order of £18,000 per annum, direct from the freeholder Warrington Borough Council.

Business Rates

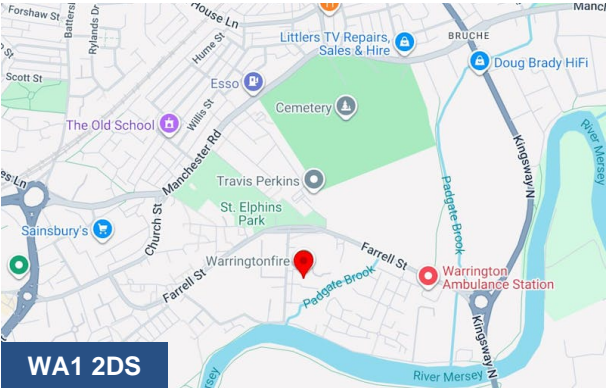
Rateable Value: £42,250.
Rates Payable: £23,237.50.

Services

Electricity, water and drainage are connected.

VAT

We are advised that VAT is not applicable to the above rental or sale price.



Viewing & Further Information



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