

Gifford Dixon

Commercial Property

Investment, Retail For Sale

£395,000

2,255 sq ft

**264 Manchester Road,
Warrington, WA1 3RB**

Fully income producing
commercial investment let to
established tenants

- Secure commercial investment
- Prominently located corner property
- On site parking
- Pharmacy and Accountancy tenants on long leases
- Well presented throughout
- Attractive 7.3% NIY allowing purchasers costs of 4.14%

0161 667 1317
gifforddixon.co.uk





Description

The property comprises a corner terrace, two storey, plus loft property and traditional brick construction, under a pitched slate roof, with single storey outriggers to the side. Onsite parking is available outside the property, either on the road, or within the curtilages of the site, which have been concrete surfaced to accommodate this.

Internally the property is occupied by two tenants, being a chemist at ground floor and accountants offices at first and loft level. The ground floor is fitted out with a typical specification for a chemist with counter and reception area, plus dispensary, kitchen, stores and WC's to the rear. The first floor, which is accessed via an external stairwell to the rear provides a reception, a number of offices, plus records store, whilst the attic level offers further offices, plus kitchen and separate male and female WC's. Walls are generally plastered or papered, whilst floors are carpeted in the main, whilst there are also some suspended ceilings with integrated lighting. Heating is by way of gas fired central heating. Windows throughout the property are uPVC double glazed units, while the lower windows benefit from roller security shutters.

Location

Warrington is a large town situated in the County of Cheshire. The town lies 19 km (12 miles) south west of Manchester city centre and 24 km (15 miles) east of Liverpool city centre. Wigan is situated 16 km (10 miles) to the north and Stoke on Trent is situated some 48 km (30 miles) to the south west.

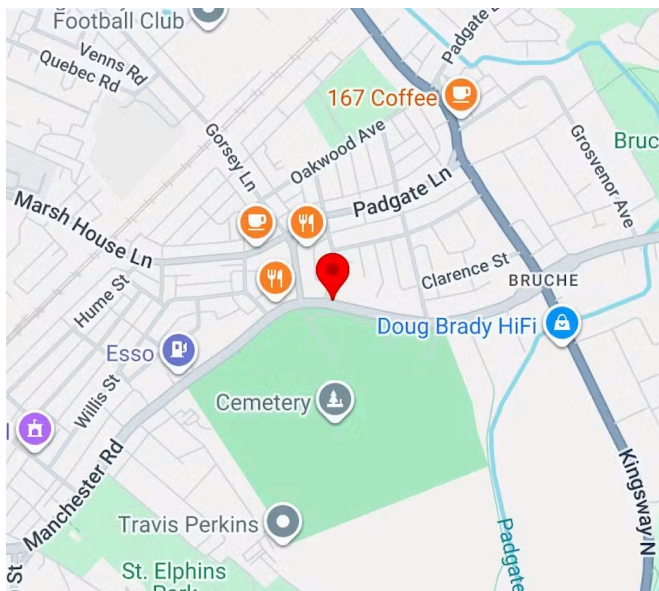
The property is located on Manchester Road, at its junction with Beresford Street, just over a mile east of the town centre. Nearby operators include Greenbank Surgery, Well Pharmacy, Cheshire Pool Services and Manchester Road Surgery.



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Summary

- Price: £395,000
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View Microsite](#)

Contact & Viewings

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Accommodation

Floor/Unit	Description	Building Type	sq ft	EPC
Ground	Manchester Road Pharmacy	Retail	950	C (75)
1st	Watkinson Black Accountants	Office	760	D (92)
2nd	Watkinson Black Accountants	Office	545	D (92)
Total			2,255	

Terms

We are instructed to invite offers in excess of £395,000 for the Freehold property.

A purchase at this level would equate to an attractive 7.3% Net Initial Yield (NIY) after allowing for purchasers costs of 4.14%.

Tenancies

The ground floor of the property is currently leased to The Hub Pharmacy Ltd at a passing rental of £14,500 per annum. The ground floor was leased for a term of 15 years on effective full repairing and insuring terms from 2 July 2024. There is a tenant's option to determine the lease at the end of the third, sixth, ninth and twelfth anniversaries of the lease start date.

The first and second floors of the property are currently leased to Watkinson Black Ltd at a passing rental of £15,514 per annum. The lease is dated 1st July 2024 for a term of 10 years from 1 July 2024 on effective full repairing and insuring terms.

There is a tenant's option to determine the lease at the end of the fifth anniversaries of the lease start date.

The total net passing rent is therefore £30,014 per annum.

EPC Rating

Ground Floor Shop = C75
1st & 2nd Floor Offices = D92

VAT

We understand that this property has not been elected for VAT, meaning that neither the rental income or sale price are subject to VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

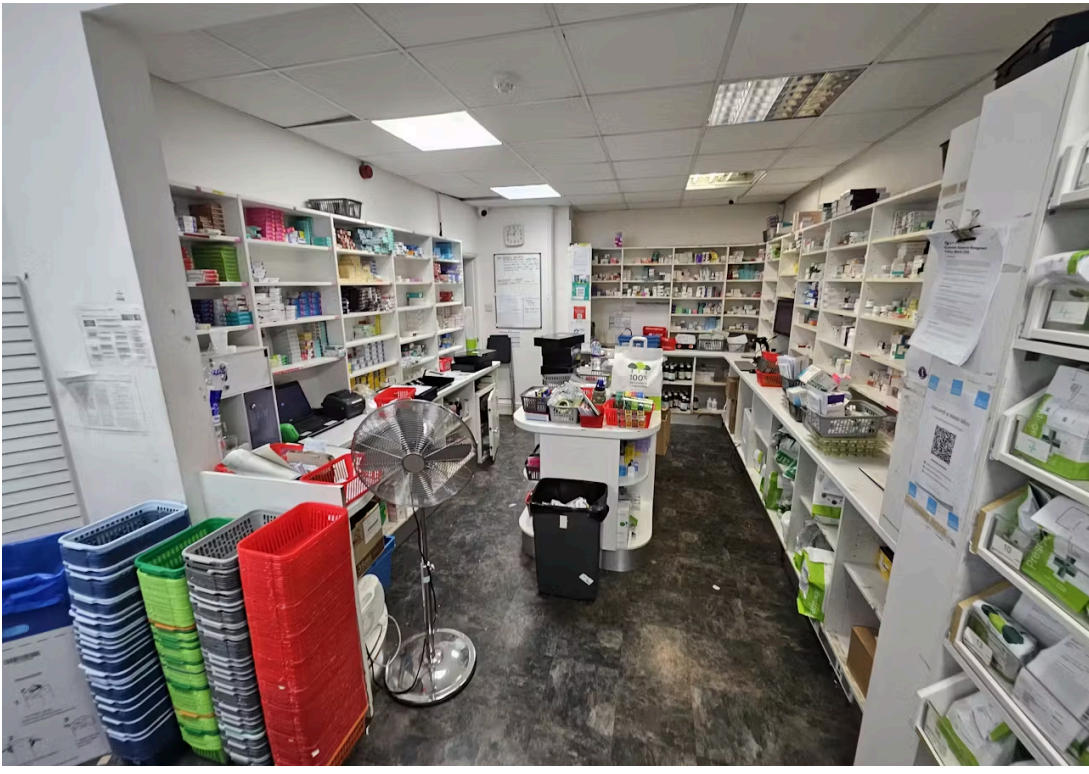
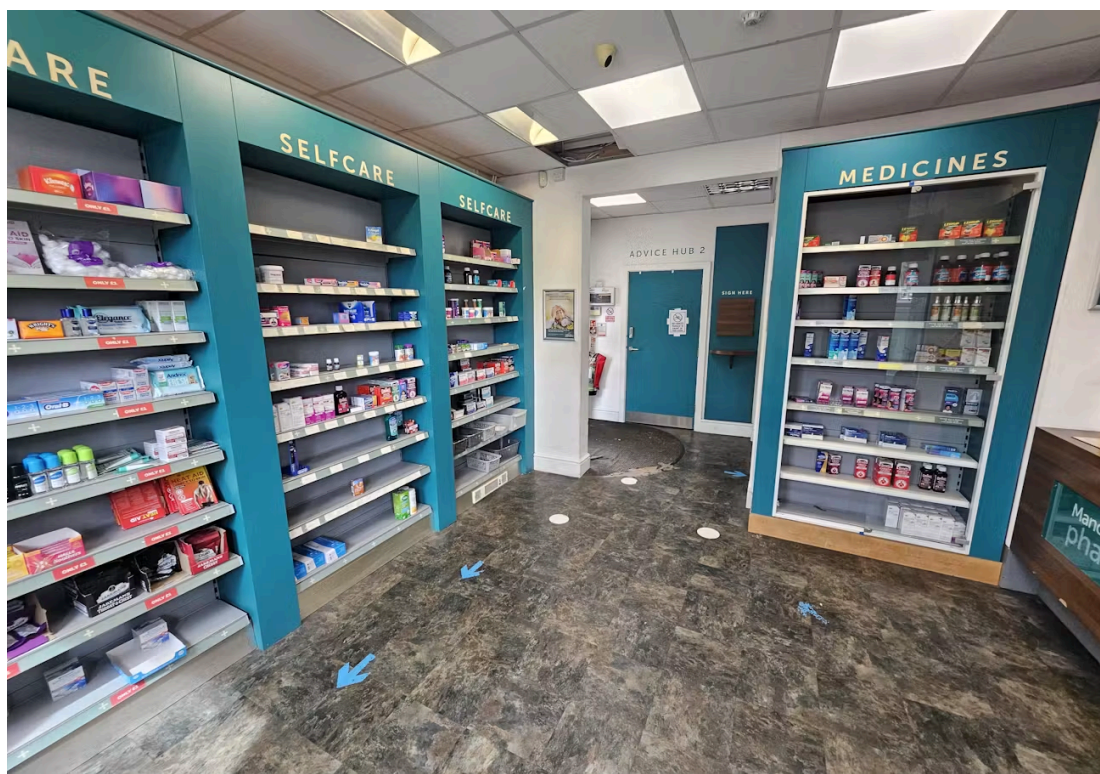
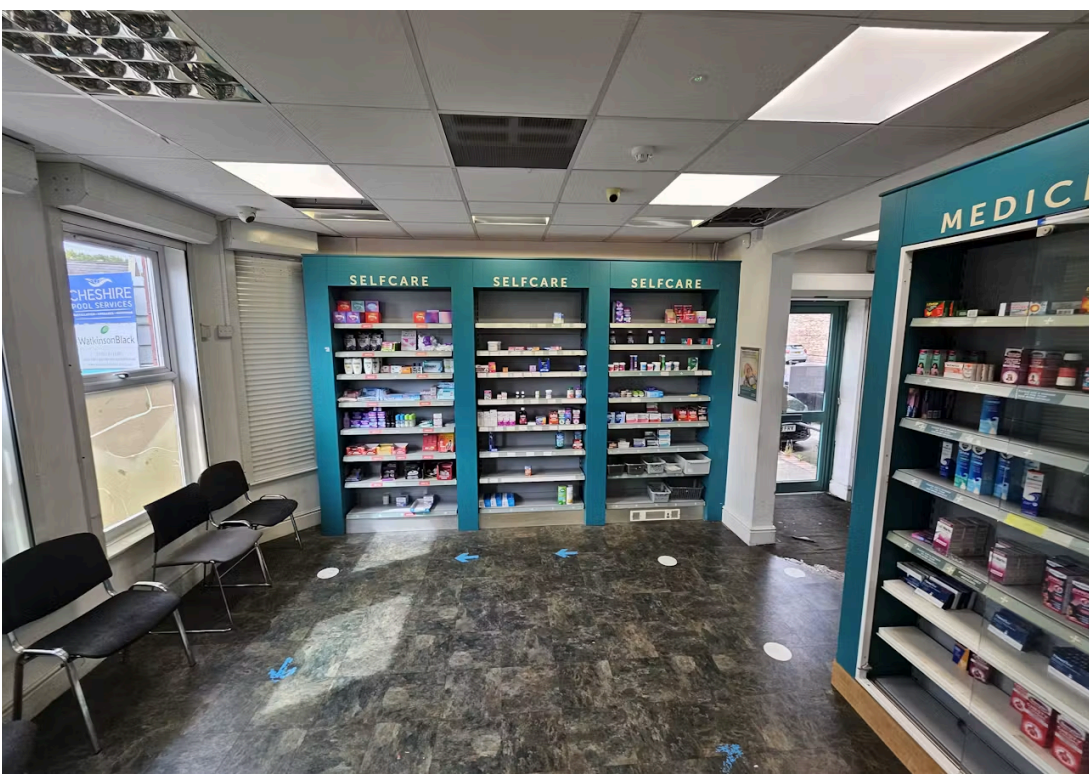
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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Commercial Property

Gifford Dixon Commercial Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Gifford Dixon Commercial Property has any authority to make or give any representation or warranty whatever in relation to this property. 4. All rentals and prices are quoted exclusive of VAT



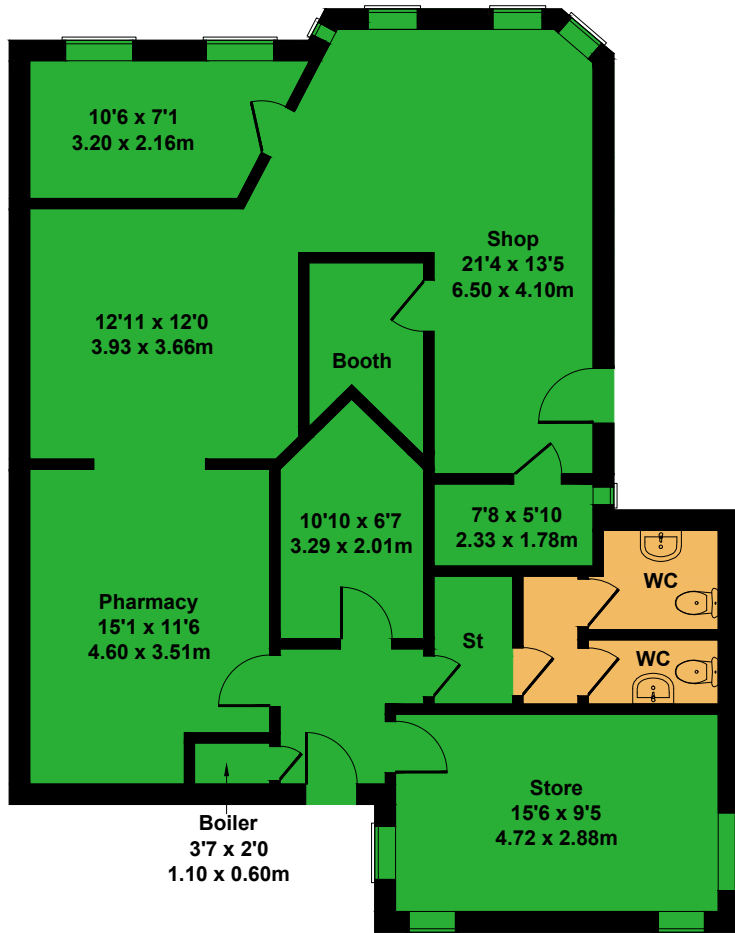




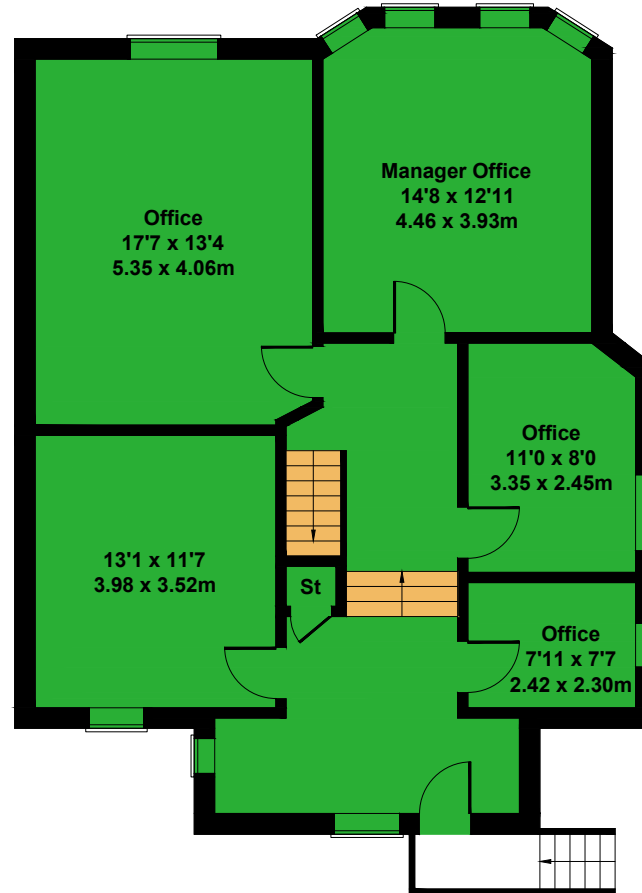
264 Manchester Road, Warrington

Approximate Gross Internal Area

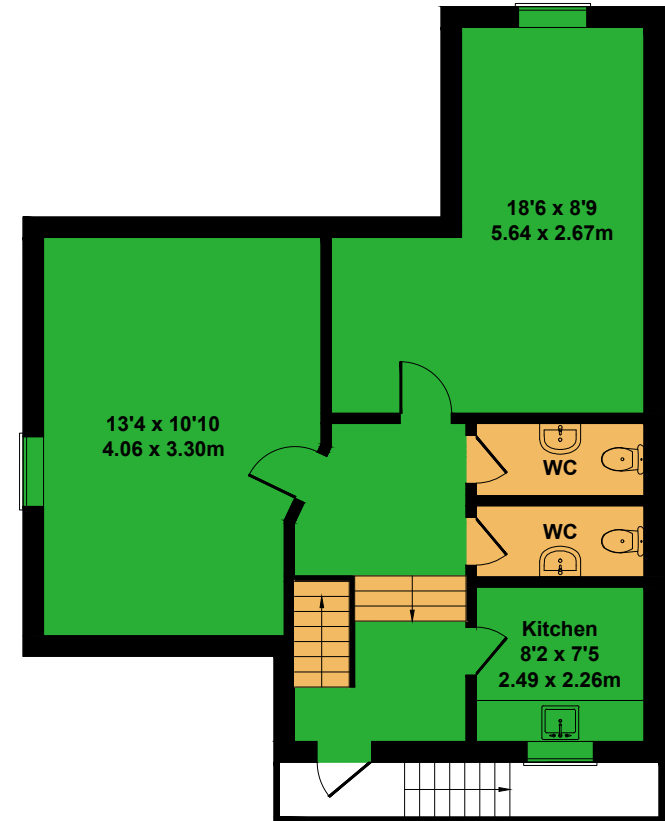
2799 sq ft - 260 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.