

**151 Orford Lane, Warrington, WA2 7AZ****Mid-Terrace Retail Property****Summary**

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | For Sale               |
| <b>Available Size</b> | 903 sq ft / 83.89 sq m |
| <b>Price</b>          | £150,000               |
| <b>Rates Payable</b>  | £3,330 per annum       |
| <b>Rateable Value</b> | £6,000                 |
| <b>EPC Rating</b>     | Upon enquiry           |

**Key Points**

- Main Road Frontage
- Potential for Residential Conversion
- Opposite Heron Foods
- Parking to Rear
- Established Commercial/Residential Area
- Extended to Rear

Location

The property is situated within a mixed commercial and residential area close to the junction of Longford Street (A574), which intersects with the A49 Winwick Road, this in turn leads to Junction 9 of the M62 Motorway, approximately 2 miles north.

Orford Lane is a busy local retail area, that is anchored by a Co-op and Heron Foods.

The surrounding streets are densely populated residential, offering a large potential customer base.

Description

We are delighted to bring to the sale market this mid-terrace retail property, which is two storey commercial, that is currently occupied as a hair salon.

The ground floor is open plan leading to a washroom/kitchen, which in turn leads to the rear yard/parking space.

The first floor is accessed via an internal stair and is open plan with two separate wc's included.

The entire property is currently under commercial use, however the first floor offers an opportunity to be converted into a separate flat, subject to access and planning.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | Availability |
|--------|-------|--------------|
| Ground | 561   | Available    |
| 1st    | 342   | Available    |
| Total  | 903   |              |

Sale Price

£150,000

Services

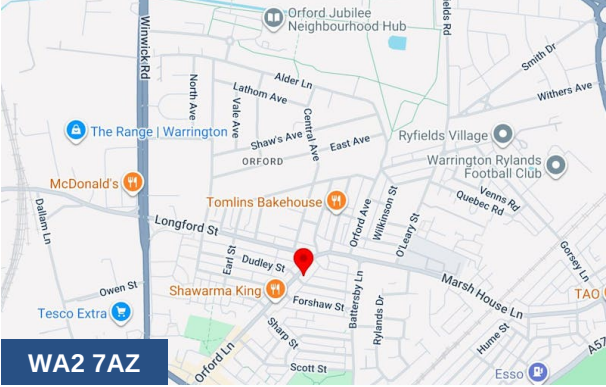
All mains are services connected.

VAT

Not applicable to the sale price.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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