



## 98, The Maltings, Wilderspool Causeway, Warrington, WA4 6PU

### Single Tenant Investment Property

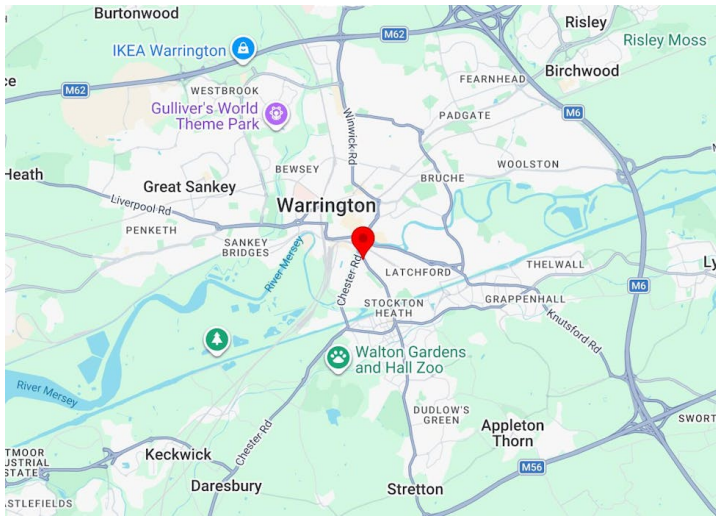
#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,000 sq ft / 185.81 sq m
<b>Price</b>	Offers in the region of £450,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Good Covenant Tenant
- Long Standing Tenant
- Parking Included
- Freehold Property
- Character Building
- Fronting Busy A49
- South Warrington Location
- Quality Furniture Included

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**Summary**

Available Size	2,000 sq ft / 185.81 sq m
Price	Offers in the region of £450,000
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**Location**

The prominently situated on the main A49 on the south side of Warrington Town Centre.

The A49 is Warrington’s main trunk road, which conveniently connects to the motorway network, with the M6, M56 and M62 all being within 3 miles.

It is a short walking distance from the Town Centre shops and amenities. The Village Hotel and Waterside Restaurant are also within close proximity.

**Description**

We are pleased to bring to the sale market this freehold investment two storey office building with a long standing tenant currently in situ.

The building benefits from a frontage to the busy Wilderspool Causeway (A49) which includes the newly developed Coffee House, Morrisons and petrol station. Just a short walk from the ever popular Riverside Retail Park which houses nationwide retailers such as B&M Home Stores, Sports Direct, McDonalds, Halfords and Home Bargains.

The property comprises a semi-detached office building arranged with a shared courtyard which is collaborative with the adjoining neighbour.



The courtyard provides designated car parking for both properties, with 4 spaces allocated to the subject property, with further on road parking to the rear on River Road.

The tenant has been in occupation for the past 10 years and they are a wealth management business established in year 2009 with annual turnover reported at £1.14M.

**Accommodation**

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,000	Occupied
1st	1,000	Occupied
<b>Total</b>	<b>2,000</b>	

**Lease**

The whole property is let to North West Business Finance Limited by way of a 10 year FRI lease from January 2023, with a break in December 2027 and a rent review in January 2028.

Currently the passing rent is £36,000 per annum exclusive of VAT, plus £2,500 per annum service charge/insurance.

**Services**

All mains services are connected.

**Asking Price**

OITR of £450,000 plus VAT.

**Tenure**

Freehold.

**Rates**

There are dual entities appearing in the ratings list of the Local Authority with only the ground floor showing on the VOA site.



