

for sale

Substantial Retail Premises

316.6 m² (3,408 ft²)



101-103 High Street
Golborne
Warrington
WA3 3BU

- Large Double Fronted Building
- Extensive Upper Floors
- High Street Location

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the A573 High Street, Golborne.

Golborne is a small Village that is roughly equidistant between Warrington and Wigan Town Centres.

Golborne is situated just of the A580 East Lancashire Road.

Description

The property comprises a substantial extended double fronted retail building with pavement frontage and large public car park to the rear.

Internally the accommodation comprises a large open plan sales area to the front together with ancillary storage to the rear and storage/office accommodation to the first floor which is accessed via an internal stair.

Wc and kitchen facilities are provided.

The property is constructed of brick elevations under a pitched and tiled main roof.

The property was previously used as a bakery and butchers and will be suitable for a variety of retail trades or redevelopment.

Accommodation

Net Internal Area

Ground	192.2 m ²	2,069 ft ²
First	124.4 m ²	1,339 ft ²
Total	316.6 m²	3,408 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £12,250.
Payable 2018/19: £5,580.

Sale Price

£130,000.

Tenure

Long Leasehold for a term of 999 years from 1859.

VAT

The above sale price is quoted exclusive of VAT, should it be applicable.

Legal Costs

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

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.