

John Brown & Co

07857 880619

www.brownpropertyconsultancy.co.uk

OFFICES FOR SALE

497 WARRINGTON ROAD

Rainhill, Merseyside, L35 0LR



All enquiries

Businesses not affected

Available Now

Various offices to let

For further information
or to arrange a viewing
contact John Brown

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LOCATION

The property is located on Warrington Road the main road in Rainhill in close proximity to Rainhill Stoops roundabout. The property is centrally located and with Rainhill conservation area.

DESCRIPTION

The property is semi-detached comprising ground floor offices and stores with further offices to the first floor with basement storage and potential roof space conversion to offices subject to planning.

Each office is self contained with CAT V cabling, carpeting, blinds double glazed sash windows and electrical points.

There are currently three tenants in situ with leases expiring March 2014 producing an income of £19,200 per annum, inclusive with a potential rental income of £25,000-£30,000 per annum, inclusive if the property is fully let.

The property provides approximately 2,138 sq ft (198.6 sq m).

The ground floor could also be suitable for alternative uses such as an estate or letting agents, retail.

PRICE

We are quoting a price of £295,000.00 exclusive for the benefit of my client's freehold interest.

The rooms are also available to lease on new in-house licences. Please contact the agent for further details.

VAT

VAT may be payable on purchase price and/or rents.



LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the legal documentation and any stamp duty thereon.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request and is rated at Grade D (85).

BUSINESS RATES

We understand that the rateable value for the property is £6,400 (2013/14). We recommend any interested party contacts the valuation office for clarification of the rates.

For viewing and further information

please contact John Brown or Destiny Property on 0151 426 3737:



SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: JULY 2014

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