

Lot 54, 238 Warrington Road, Whiston, Prescot,

Merseyside L35 2UA

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Virtual Freehold Commercial Opportunity

www.acutus.co.uk

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Property Information

Virtual Freehold Commercial Opportunity

- Vacant premises arranged on ground and first floors
- Of interest to Owner Occupiers, Developers & Investors
- Change of Use Opportunities (subject to consents)
- Established commercial and residential location
- Less than a mile from Prescot Railway Station and Cables Retail Park
- VAT not applicable

Lot

54

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 7 miles east of Liverpool, 30 miles west of Manchester
Roads A57, A58, M57 (Junction 7), M62 (Junction 7)
Rail Prescot Railway Station (24 minutes to Liverpool Lime Street)
Air Liverpool John Lennon Airport

Situation

The property is prominently situated in an established commercial and residential location, to the south side of Warrington Road (A57), almost opposite Gilbert Road. The property benefits from excellent communication links being less than a mile from Prescot Railway Station.

Tenure

Long Leasehold. 999 years from 01/07/1901 at a rent of £2.62 per annum.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground and first floors. The property benefits from two car parking spaces to the rear of the property.

VAT

VAT is not applicable to this lot.

Viewings

There will be one accompanied viewing date on Wednesday 18th September from 10am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant
Ground First	Office/Ancillary Ancillary	64.30 83.20	(692) (895)	VACANT
Total		147.50	(1,587)	

(1) Floor areas provided by VOA (www.gov.uk/find-business-rates)

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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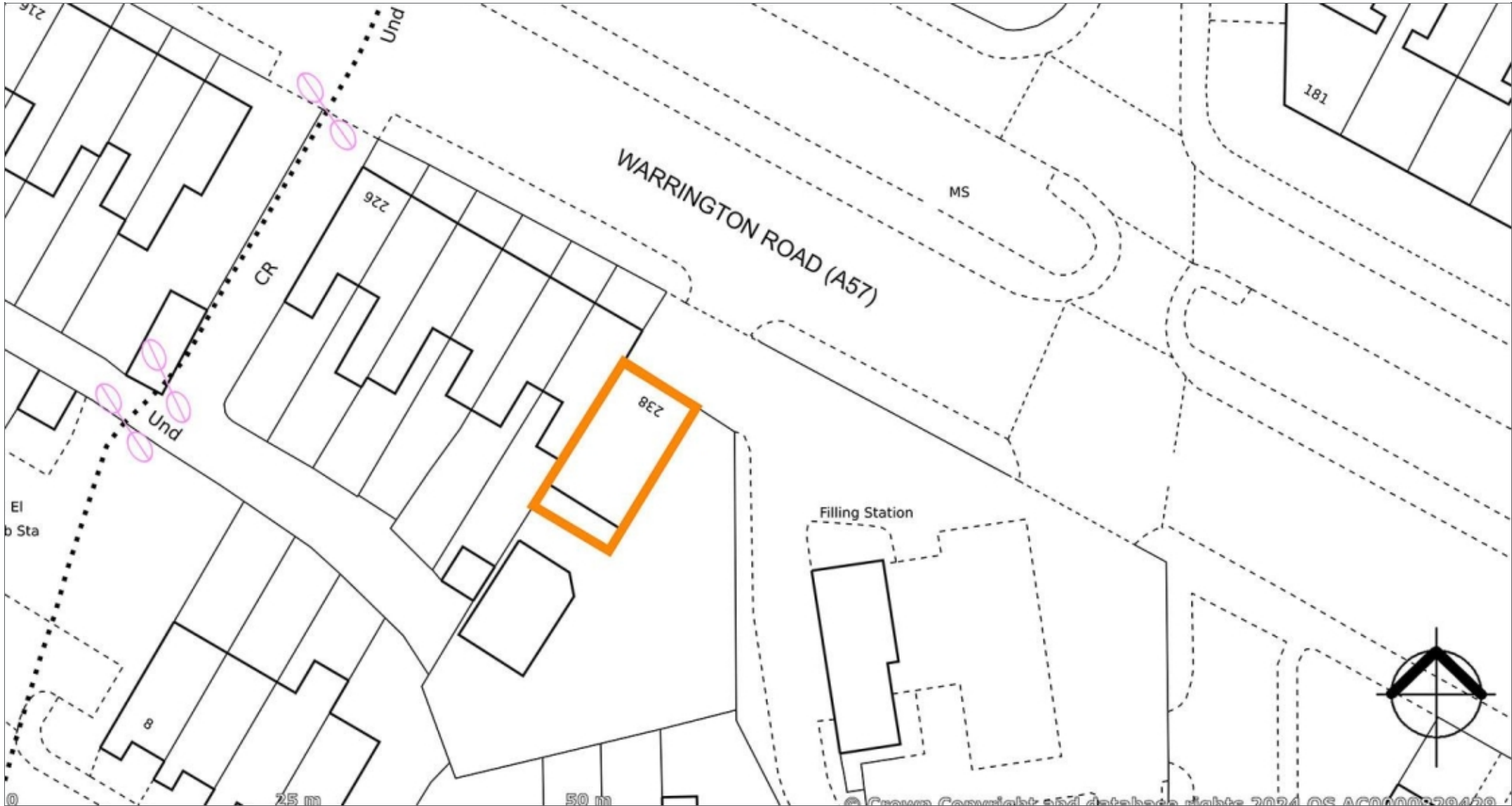
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2024