



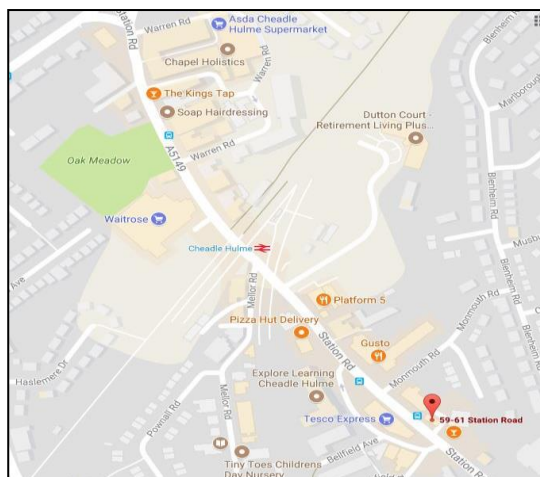
Members of the Royal Institution of Chartered Surveyors

FOR SALE



2,032 Sq Ft

- Town Centre Position
- Suitable for Owner Occupation or Investment
- Potential for Alternative Use
- Variety of suitable uses



19 Museum Street, Warrington, WA1 1JA

Churchill Chambers,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AS

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www.hallams.com

LOCATION

Warrington is strategically positioned midway between Manchester and Liverpool offering excellent road communications to Junctions 8, 9 and 10 of the M62; Junctions 9, 10, 11 of the M56; and Junctions 20 or 21 of the M6. The property lies on the south side of Museum Street within the established Town Centre. Bank Quay Railway Station is located approximately ¼ mile to the west and the Golden Square Shopping Centre ¼ mile to the north.

DESCRIPTION

A substantial semi-detached property previously used by a charity youth organization. The ground floor comprises a large open plan office to the front with further private offices and W/C to the rear. On the 1st floor there are a further three offices and W/C facilities and on the 2nd floor a good quality boardroom with kitchen to the rear. In addition, the basement provides basic storage. To the rear of the property there is a small garden.

FLOOR AREAS (NIA)

Ground Floor	636 sq ft	59.03 m ²
First Floor	733 sq ft	67.98 m ²
Second Floor	460 sq ft	42.76 m ²
Basement	203 sq ft	18.9 m ²
Total	2032 sq ft	188.77 m²

TERMS

The property is available by way of a Freehold disposal

PRICE

£175,000 Exclusive

RATES

Rateable Value £10,000

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices and rents are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with sole agents Hallams Property Consultants.



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