

# For Sale

Two—Storey Office Suite With Flat Above  
73.2m<sup>2</sup> (788 ft<sup>2</sup>)



**49 MUSEUM STREET, WARRINGTON,  
CHESHIRE, WA1 1LD**

- Town Centre Location, Suitable for Residential Conversion STP
- Two Car Parking Spaces
- Self Contained Well Appointed Office & Tenanted Flat

## Location

The property is situated within the central Warrington office sector, close to the Empire Court office development at the junction with Arpley Street. The principal shopping area is only a few minutes walk.

Warrington Bank Quay Station is within a 5 minute walk, with Warrington Central Station also within walking distance providing good access to the North-South and East-West railway links.

## Description

A fully refurbished, vacant ground and first floor office suite with a flat accessed separately on the second floor. The office suite includes kitchen and WC facilities.

Two parking spaces are provided.

## Tenant Information

The second floor flat has been let out since 1st October 2014 to Provide Care Limited. The rent is £425 per month and is on a month-to-month basis which is subject to two months written notice to vacate.

## Accommodation

Net Internal Area.

Ground Floor	36.2 m <sup>2</sup>	390 ft <sup>2</sup>
First Floor	37.0 m <sup>2</sup>	398 ft <sup>2</sup>
<b>Total</b>	<b>73.2 m<sup>2</sup></b>	<b>788 ft<sup>2</sup></b>

## Services

Mains electricity, water, gas and drainage are connected. Central heating.

## Business Rates—Ground & First Floor

Rateable Value: £4,950

Payable 2017/18: £2,306.70

## Sale Price

£130,000 + VAT (on a commercial basis).

If being bought for residential conversion and a signed certificate to dis-apply the option to tax, then the sale will be exempt of VAT.

## 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.

Malcolm Morgan  
Josh Morgan

MMorgan@morganwilliams.com  
JSMorgan@morganwilliams.com



**RICS**

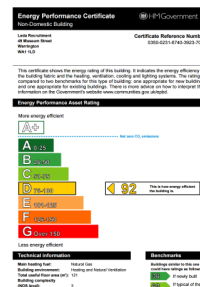
the mark of  
property  
professionalism  
worldwide

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

## SUBJECT TO CONTRACT

## EPC Score Band D- 92



### 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.

11/04/2017 —Museum Street 49