

TO LET Secure Compound

Liverpool Road
Warrington WA5 1DP



Contact

Thomas Fagan 07387 025337
thomas.fagan@rapleys.com

Nik Moore 07876 871706
nik.moore@rapleys.com

Location

The secure compound is prominently located fronting Liverpool Road, approximately 1.5 miles to the south west of Warrington town centre, within close proximity to the A57.

The surrounding area is generally a mix of residential and commercial occupiers, with nearby occupiers including used car dealers, car wash operators, a public house and multiple independent retailers.

Description

The compound is laid to tarmac, concrete and hardcore and is secured by way of perimeter fencing, extending to 0.92 acres.

Access is provided directly from Liverpool Road via a set of swinging gates.

Terms & Tenure

Leasehold. £30,000 per annum.

Accommodation

The property comprises the following approximate area:

	Hectare	Acre
Total Site Area	0.37	0.92

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings strictly with prior arrangement with the sole agent

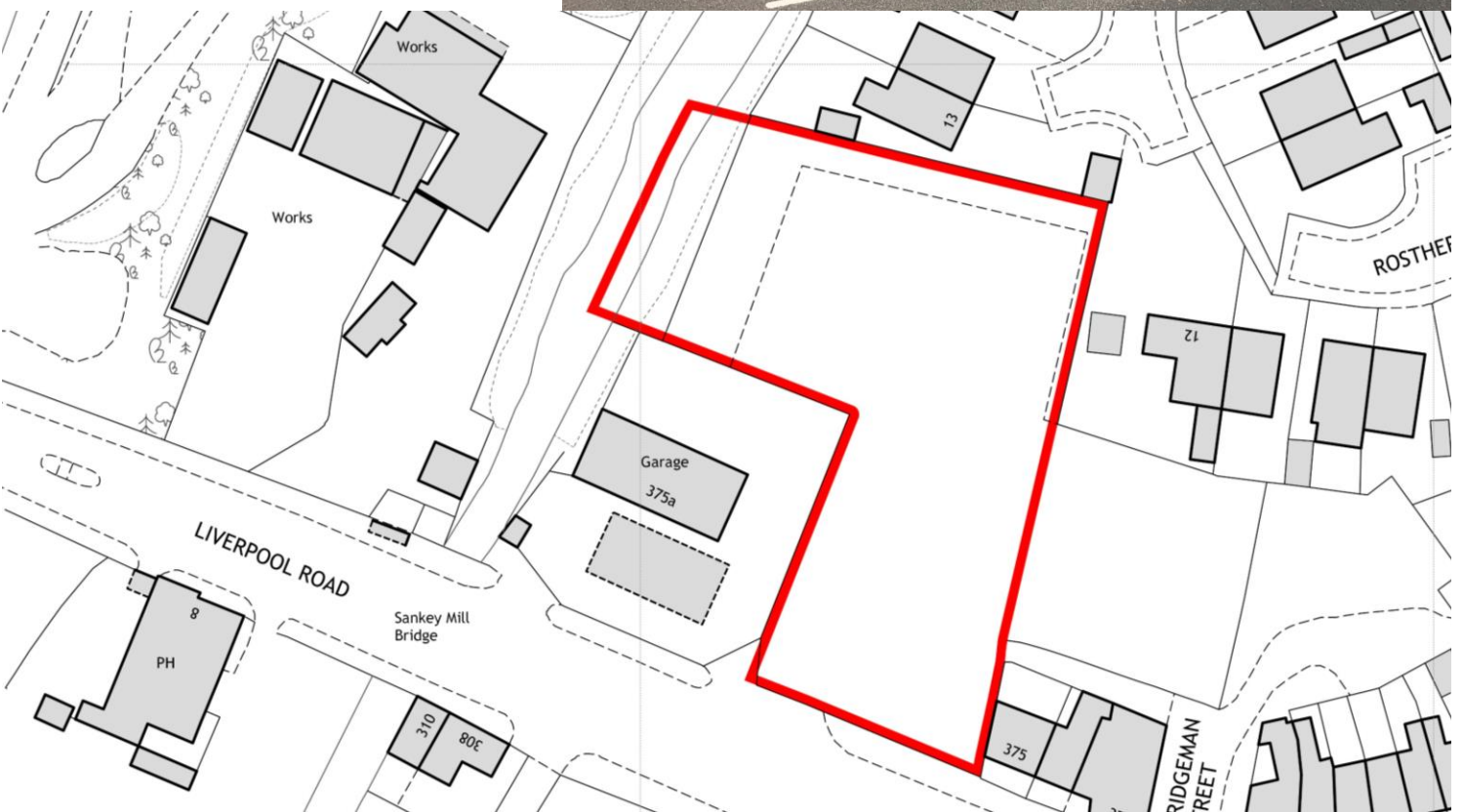
Secure hard surfaced compound

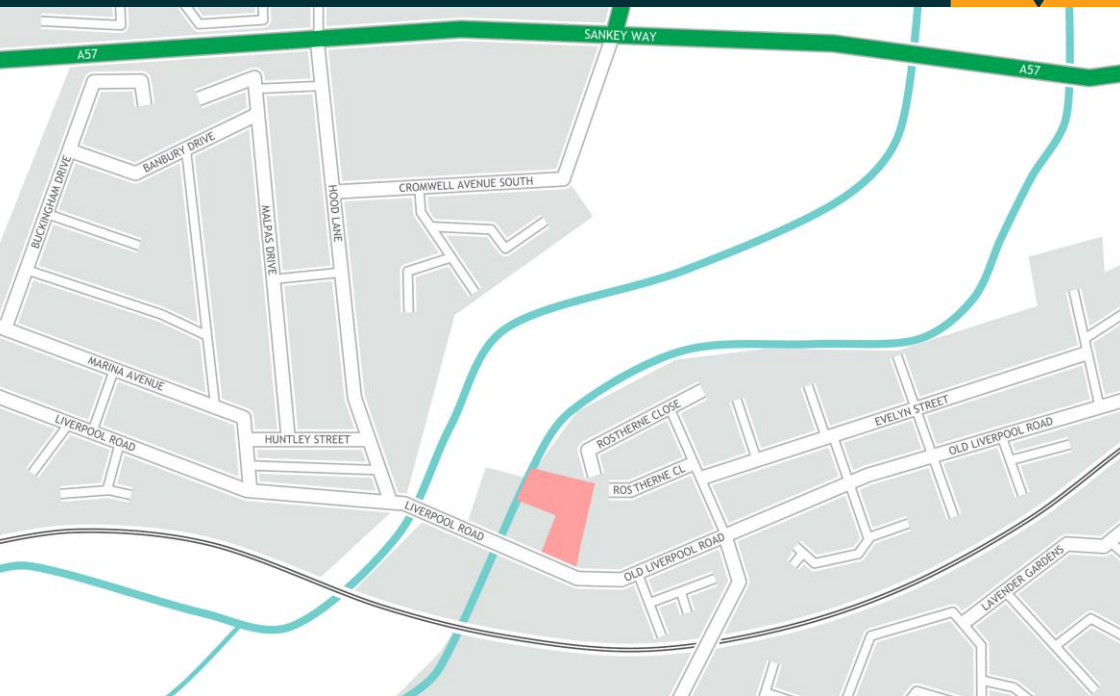
Prominent position fronting Liverpool Road

Site of approximately 0.37 hectare (0.92 acre)

Power supply

£30,000 per annum





For further details contact:
Thomas Fagan 07387 025337
thomas.fagan@rapleys.com
Nik Moore 07876 871706
nik.moore@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were updated in August 2023.

rapleys.com
0370 777 6292

RAPLEYS