

TO LET  
**Secure Compound**

Liverpool Road, Warrington WA5 1DP

rapleys.com  
**0370 777 6292**

CONTACT **Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com



Secure hard surfaced compound

Prominent position fronting  
Liverpool Road

Site of approximately 0.37  
hectare (0.92 acre)

Power supply

£30,000 per annum

# TO LET Secure Compound

rapleys.com  
**0370 777 6292**

Liverpool Road, Warrington WA5 1DP

### 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 tarmacadam, 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.

### Accommodation

The property comprises the following approximate areas:

	Hectare	Acre
<b>Total Site Area</b>	<b>0.37</b>	<b>0.92</b>

Note: Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

£30,000 per annum.

### 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](http://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

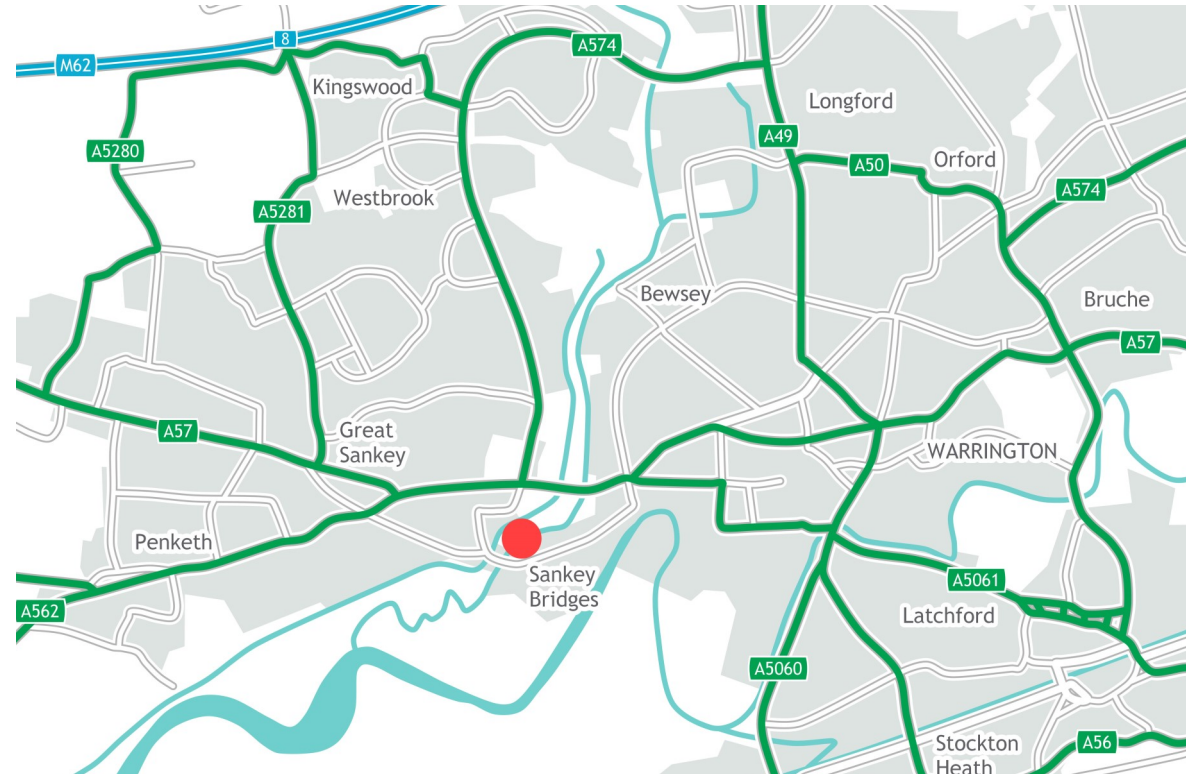
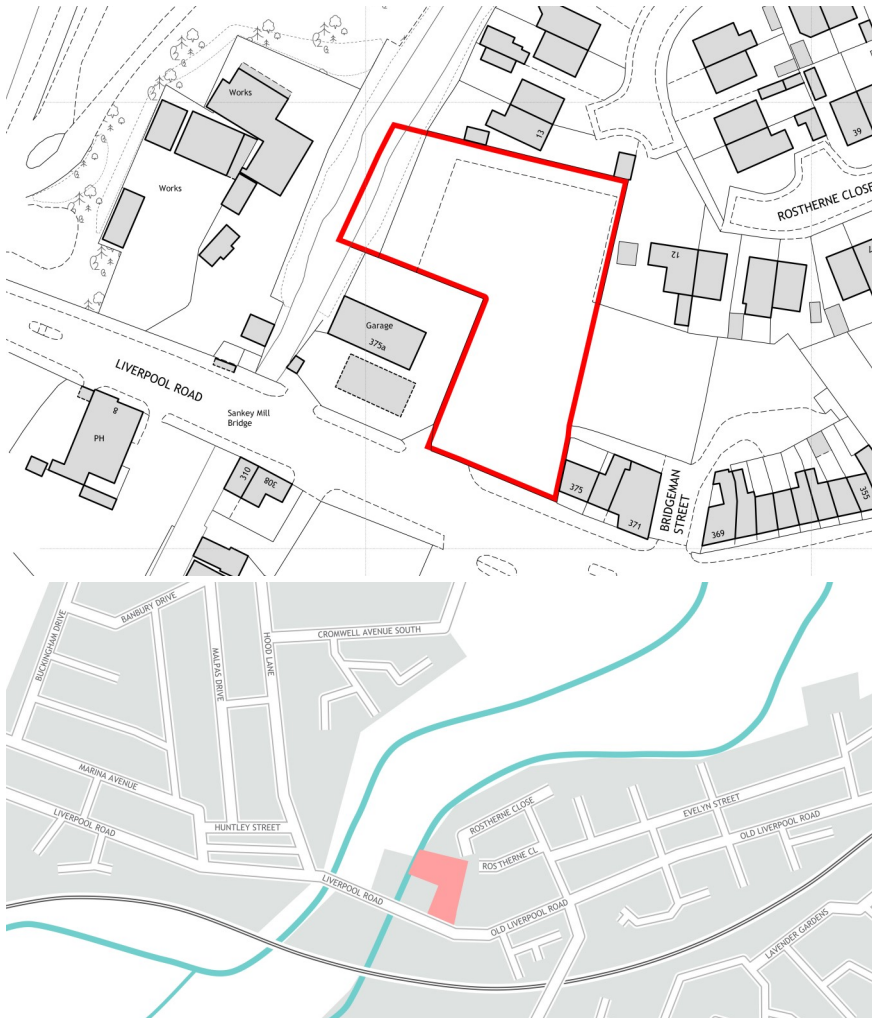
All viewings strictly with prior arrangement with the sole agent.



# TO LET Secure Compound

rapleys.com  
0370 777 6292

Liverpool Road, Warrington WA5 1DP



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. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 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 produced in October 2018 (updated August 2020.)