

TO LET BY WAY OF LEASE ASSIGNMENT Former Car Hire Site

Former Europcar Premises, 11 Knutsford Road
Warrington, WA4 1AB

Key information

- ❑ Highly prominent location
- ❑ Close to Riverside Retail Park, Halfords and River Mersey
- ❑ Suitable for a variety of uses subject to the necessary consents
- ❑ C. 1,700 sq ft on a site of 0.41 acres



Contact

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Location

The premises are located at the junction of the A49 and the A5061 to the south of Warrington Town centre.

To the north of the site is the River Mersey with Riverside Retail Park beyond that, with retailers including B&M, DFS and Next Outlet.

Warrington is a large town in Cheshire with a borough population of 210,900. It is located approximately 16 miles east of Liverpool and 16 miles west of Manchester.

Description

The property consists of a roughly square site of approximately 0.41 acres which includes a secure compound to the rear and flat roofed building to the front of the site. This currently provides a reception area, workshop, and offices. To the rear of the main building is a small temporary staff canteen along with an external washbay.

The property has 2 points of access and egress from Knutsford Road and the compound is laid to tarmac throughout. The rear compound is secured by way of 2.4m security mesh fencing.

Energy Performance Rating

Energy Performance Asset Rating – E

Terms & Tenure

The property is available by way of an assignment of a lease expiring in August 2033 at a current rent of £50,000 per annum. Further details available upon request.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £30,500.

The UBR for 2024/25 is 49.9p in the £.

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 at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only

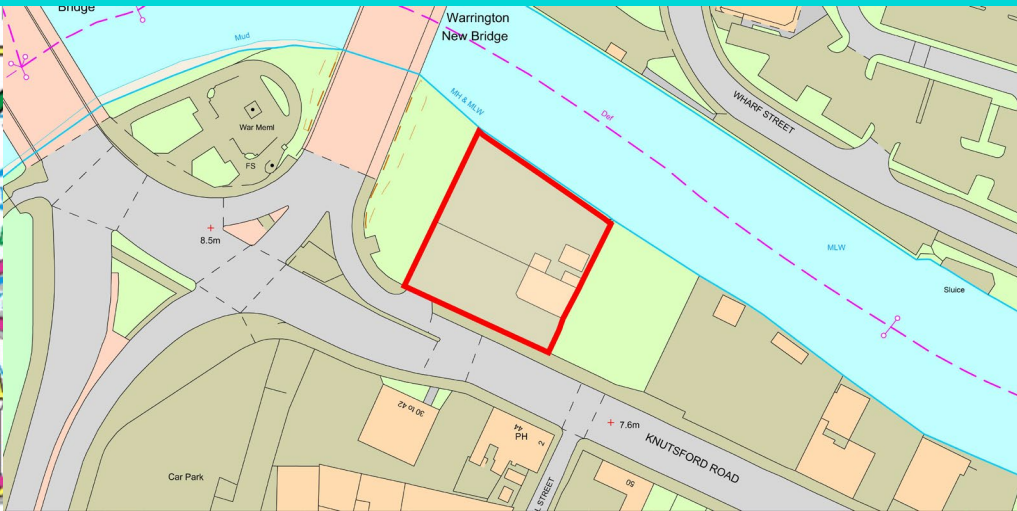
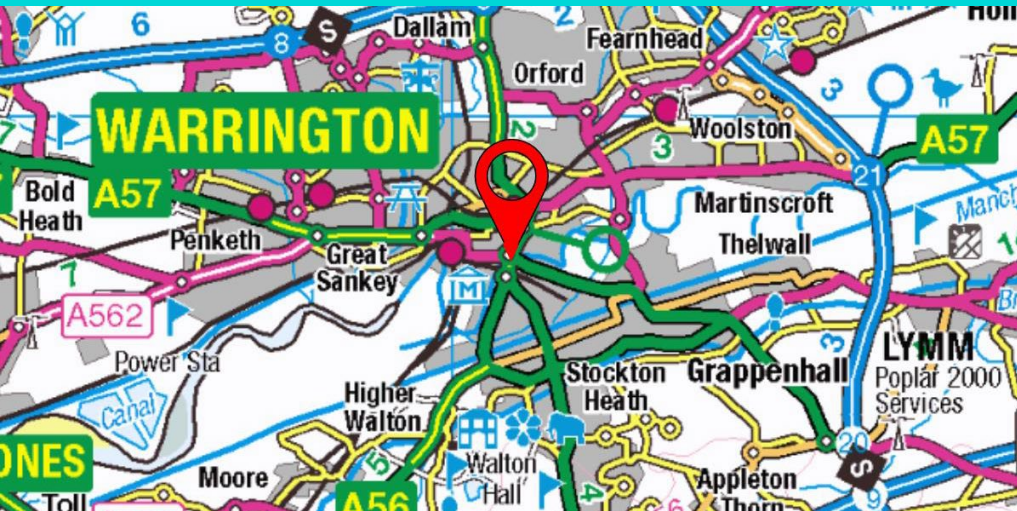


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Reception	32.91	354
Office	34.85	375
Workshop	44	474
External Portacabin	11.25	121
External Wash Bay	34.35	370
Total	157.37	1,694
	Hectare	Acre
Total Site Area	0.412	0.166

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal/external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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