

lot 81

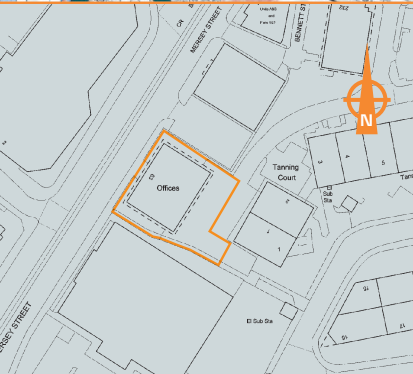
63 Mersey Street
Warrington, Lancashire WA1 2BN

Vacant Possession

Freehold Office Investment

- Modern two storey building close to town centre
- Prominent location fronting Mersey Street (A49) Ring Road
- Approximately 880 sq m (9,470 sq ft) office accommodation
- Future development potential (subject to consents)

On behalf of
a Major Fund Manager



Location

Miles: 17 miles west of Manchester
18 miles east of Liverpool
Roads: A49, M6, M56, M62
Rail: Warrington Central
Warrington Bank Quay Rail Stations
Air: Manchester International Airport

Situation

The property is prominently situated to the south-west of the town centre on Mersey Street (A49), which forms part of the main ring road of the town and is well connected with both Liverpool and Manchester. The town centre's amenities, including Golden Square Shopping Centre and Cockedge Shopping Centre, are within a short walk, with Riverside Retail Park located to the rear of the property housing retailers including McDonald's, Harvester, Homebase and Home Bargains. Other nearby occupiers including the immediately adjacent DFS and Multi York Furniture, with DW Fitness Gym and Intersports DW Store directly opposite.

Description

The property comprises a modern two storey building providing approximately 880 sq m (9,470 sq ft) office accommodation arranged around a centre core and benefitting from car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

A prior approval submission has been made (Ref: 2016/27783) for a proposed change of use from office use (B1(a)) to a dwelling house (C3) with a decision due no later than 31st May 2016. Please refer to the legal pack.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	425.00 sq m	(4,570 sq ft)	VACANT POSSESSION
First	Office	455.00 sq m	(4,900 sq ft)	
Totals		880.00 sq m	(9,470 sq ft)	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service:

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Irwin Mitchell
40 Holborn Viaduct, London, EC1N 2PZ.
Tel: +44 (0)204 400 8721.
Email: rupert.dowdell@irwinmitchell.com
Ref: Rupert Dowell.

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