

LOT  
**136**

4 Market Gate, Warrington WA1 2LJ

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment property comprising of a ground floor retail unit and basement space benefitting from double glazing. The property is currently occupied by way of a 5 year lease from November 2022 producing a rental income of £20,000 per annum.

### Situated

In the pedestrianised area of Warrington Town Centre on Market Gate just off Horsemarket, Buttermarket and Bridge Street within walking distance of Golden Square Shopping Centre.

### Basement

Ancillary Space (478 sq ft)

### Ground Floor

Shop Floor Sales Area, Kitchen,  
Bathroom/W.C (604 sq ft)

### EPC Rating

E

### VAT

We are advised VAT is applicable on this property

### Joint Agent

Mason Owen

