

LOT
39

Units 41-48 Bank Quay Trading Estate, Slutchers Lane, Warrington WA1 1PJ
COMMERCIAL INVESTMENT

Guide Price **£90,000 +**

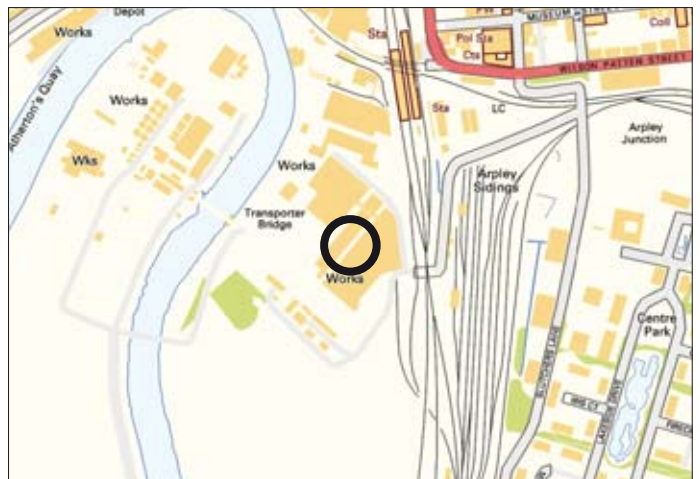


Industrial Investment producing producing £15,060pa. The property comprises a two storey detached property subdivided into a number of smaller workshops. The first floor is vacant. The property has a total GIA of 738 sqm (7,948 sq ft)

Situated

Slutchers Lane is located off the south side of Wilson Patten Street lies close to Warrington Town Centre. Public transport links include Warrington Rail Station, which lies to the north together with local bus services serving the surrounding vicinity.

Joint Agents



Not to scale. For identification purposes only

NO	ACCOMMODATION	OCCUPATION
Unit 41	67.94 sq m (731 sq ft)	Let to Car workshop/Garage – on a licence from 1st January 2007 at £3,000pa
Unit 42 & 43	42 -79.05sqm (850 sq ft) 43 – 78.81 sq m (848 sq ft)	Let to a Soil supplier At £8,460pa (we have not had sight of the agreement)
Unit 44	154.58 sq m (1,664 sq ft)	Let to a Car repair/ Spray workshop on a licence from 16th August 2006 at £3,600pa
Unit 45-48	45 -48.93 sqm (526 sq ft) 46 -107.37 sqm (1,155sqft) 47-48 202.53 sqm (2,174 sq ft)	Vacant

*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.