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**360 Wargrave Road Plus Land, Newton-le-willows, Merseyside WA12 8RP**  
COMMERCIAL INVESTMENT/REDEVELOPMENT OPPORTUNITY      Guide price **£70,000+**



A freehold two storey end of terrace property trading as an established local Gymnasium together with land to the west side which is currently used as a car park. The property is currently let by way of a 10 year FRI Lease from June 2005 producing an annual rental income of £6250.00. There are 2 separate Land Registry Title Numbers for the land and the building. The current Lease expires on 1st June 2015 giving the Freeholder the ability to regain full vacant possession of the building if required (the current Lease is granted outside the protection of the Landlord and Tenant Act of 1954, therefore the Tenant does not have the usual right to renew the Lease). Subject to any necessary planning consents the property would be suitable for redevelopment. Also upon Vacant Possession in 2015 the Freeholder then could sell the two Title Numbers separately.

**Situated**

In the Wargrave District of Newton le Willows fronting Wargrave Road which in turn is off Victoria Road close to the Town Centre.



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