

LOT  
**25**

# 197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Mixed use end terrace property comprising a ground floor retail unit with accommodation above.**

**Description** A mixed use two storey corner property comprising a ground floor retail unit together with first floor accommodation above accessed via a separate rear entrance. The property would be suitable for a number of uses, to include conversion to residential use, subject to gaining the necessary consents. The property benefits from double glazing and roller shutters.

**Situated** Fronting Wargrave Road at its junction with Alder Street in Newton-le-Willows town centre. Wargrave Road lies off Crow Lane West which in turn provides access to Junction 23 of the M6 motorway.

**Ground Floor Retail Unit** Open Plan Sales Area, Store Room, WC Net Internal Area: 629sq ft

**First Floor** Various accommodation in a shell condition

**Outside** Yard to the rear

**Joint Agents**  
Lambert Smith Hampton

**Lambert  
Smith  
Hampton**