

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

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A mixed use corner property. Double glazing. Central heating. Roller shutters.**

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 electric 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.

First Floor Various accommodation in a shell condition

Outside Yard to the rear

Joint Agents

Lambert Smith Hampton

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

