

For Sale

0.75 acres
(0.3 hectares)

Existing Building Office, Flat and
Lorry Park

Tarporley Road,
Lower Whitley,
WA4 4EZ



01204 522275

| lambandsswift.com



Malcolm
Morgan

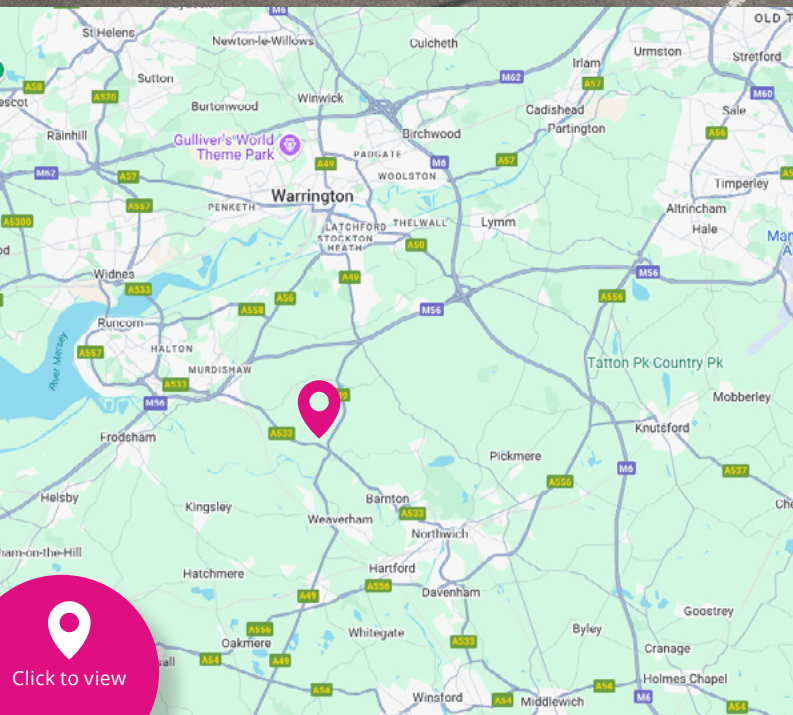


Joshua
Morgan

For Sale

Transport Cafe and Truck Stop
potential for Roadside Development

Tarporley Road, Lower Whitley, Warrington,
WA4 4EZ



Contact

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Lamb & Swift
Commercial Property

lambandswift.com

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Location

The site is prominently located fronting Tarporley Road (A49) close to the junction with Northwich Road (A533). Tarporley Road is a major north / south route with Warrington 13km to the north. The A533 links Runcorn to the northeast (8 km) and Northwich to the southwest (5km).

Description

The site extends to approximately 0.75 acre. with a frontage to A49 Tarporley Road of 110m. There is an existing two storey building on the site with a café at ground floor and an apartment and office suite to the first floor. Dual access is available to a car park at the site frontage and the sale includes an adjoining lorry park.

Accommodation

	m ²	ft ²
Café	156.9	1,688
Office	44.8	483
Flat	74.1	797
Total	275.8	2,967

Tenure

Freehold

Terms

The property is available on an unconditional basis. Guide price upon application

Rateable Value

£9,900

EPC

The existing building has an EPC rating of E

VAT

The property has an election for VAT and the sale price will therefore be subject to VAT.

Anti-Money Laundering

The purchaser will be required to provide the usual information to satisfy AML requirements.

Services

Mains electricity and water are connected