



## PORTFOLIO OF ROADSIDE OPPORTUNITIES

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WARRINGTON & LIVERPOOL

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NORTH-WEST, ENGLAND



# PORTFOLIO OF ROADSIDE OPPORTUNITIES WARRINGTON & LIVERPOOL WA4 & L33

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3 x SITES IN WARRINGTON CLOSE TO TOWN CENTRE  
1 x SITE IN LIVERPOOL CLOSE TO CITY CENTRE

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INVESTMENT / RE-DEVELOPMENT OPPORTUNITY

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- 4 SITES.
- RANGE FROM 0.12 ACRES TO 0.89 ACRES IN AREA.
- TOTAL AREA 1.53 ACRES
- AVAILABLE SUBJECT TO EXISTING SHORT TERM TENANCY OR ON A VACANT POSSESSION BASIS.
- ANNUAL RENTS PER SITE RANGE FROM £30,000 TO £37,000.
- TOTAL ANNUAL RENT FOR PORTFOLIO £134,920.

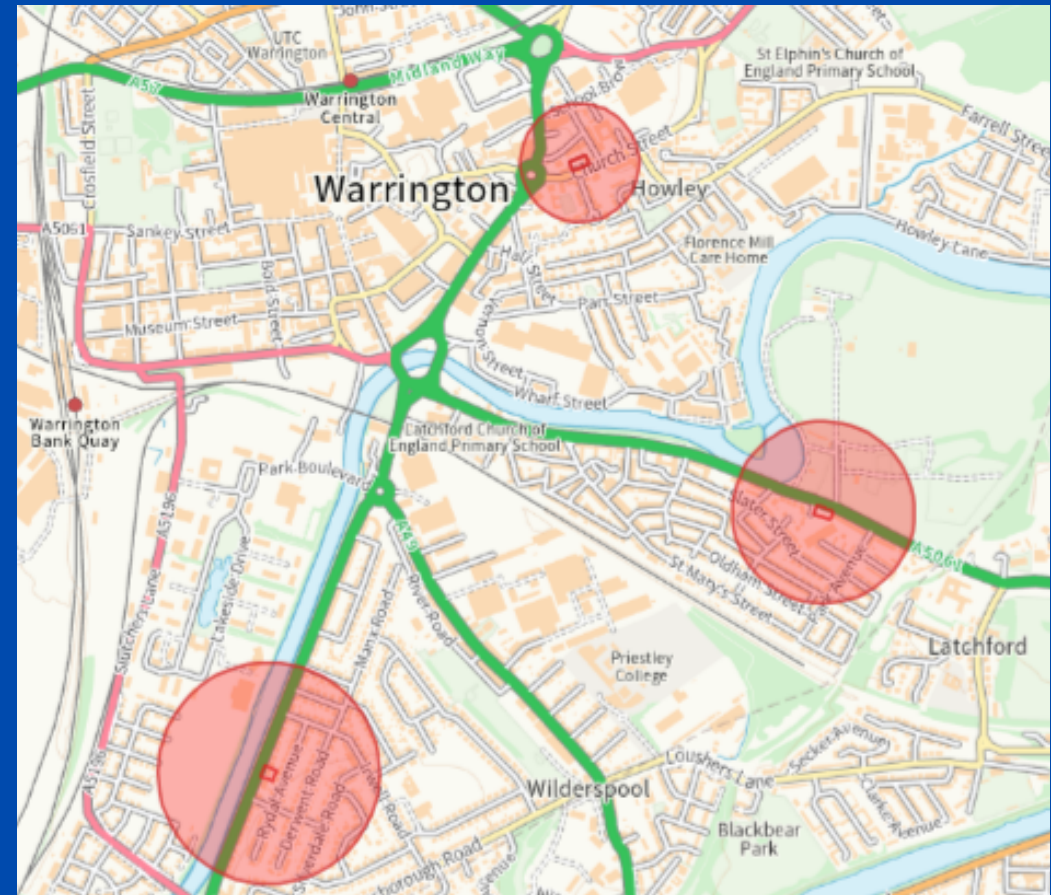
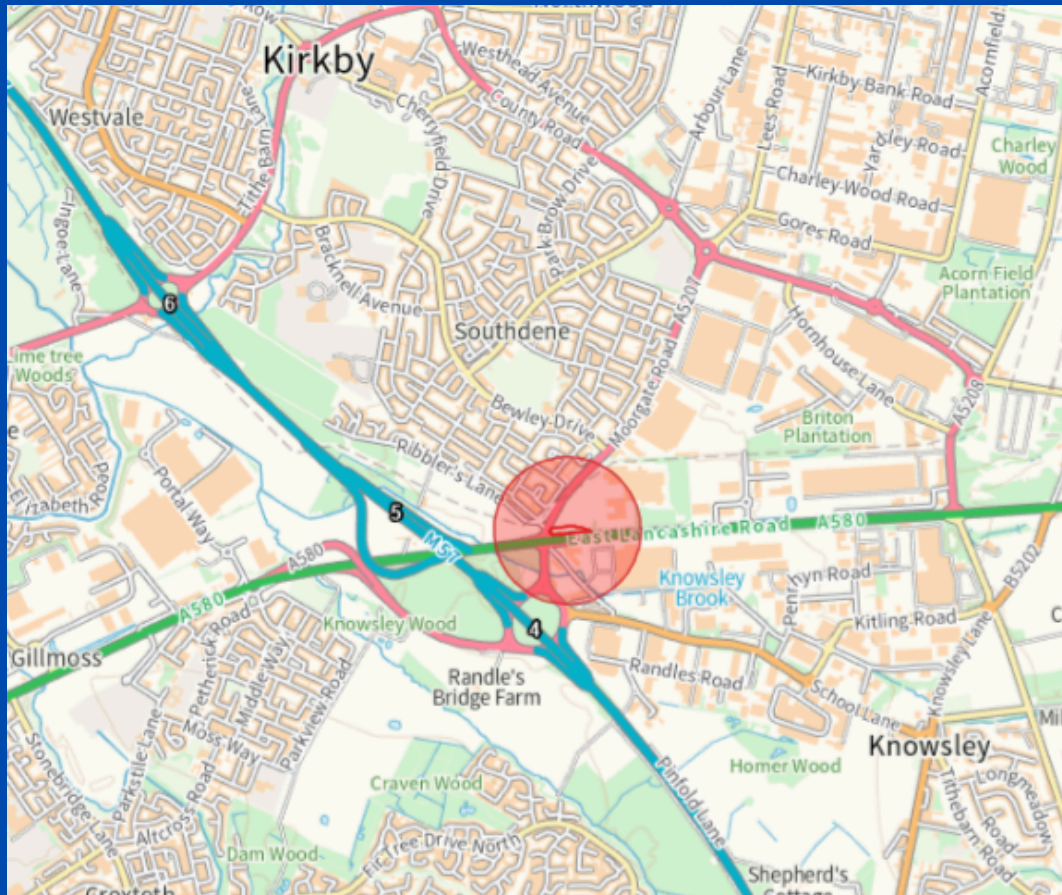


# Location

The portfolio comprises four separate locations all with prominent areas with high traffic areas. A contextual is below with three locations in the town of Warrington with one location in Merseyside

Postcodes of the four individual properties are;

- WA4 1DU
- WA4 6AR
- WA1 2ST
- L33 7XH



For identification purposes only, not to scale



## 394-412 Knutsford Road, Warrington, WA4 1DU



**Aerial boundary for illustrative purposes only.**

### Description

Prominent main road location with high traffic visibility. Versatile site suitable for a range of uses (subject to planning consent). Previous planning approval for development of 11 apartments. Tenure is part leasehold, part freehold. Site area: approximately 0.23 acres. Currently receiving £36,000 pa rental



## 186 Chester Road, Warrington, WA4 6AR



Aerial boundary for illustrative purposes only.

### Description

Highly visible main road position with strong passing traffic, flexible site offering potential for various alternative uses (subject to planning). The property benefits from now lapsed planning consent for the development of 9 apartments. Tenure is freehold. Site area: approximately 0.19 acres. Currently receiving £30,000 pa rental



## East Lancashire Road, Liverpool, L33 7XH



Aerial boundary for illustrative purposes only

### Description

This ex petrol filling station is currently trading as a hand car wash and offers itself to a wealth of potential alternative uses due to its extremely prominent position and large plot size of approximately 0.89 acres

Part of the site is currently let to a third party on a short term let basis and can be offered on a vacant basis or with the tenant in situ.

Current rental income of £37,000.



## 56 Church Street, Warrington, WA1 2SY



### Description

A Road" high traffic volume position. Suitable for multiple uses STPP/ Rare opportunity. Currently rented as a car wash. Site area 0.22 acres. Currently receiving £31,920 pa rental

**Services**

The Property we understand benefits from mains water, drainage and electricity. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

**Energy Performance Certificate (EPC)**

- Not Applicable.

**Flood Risk Zone**

The Property in its entirety is outside of the Environment Agency Flood Risk Zone for planning.

**Notifiable Weeds**

None as far as we are aware.

**Business Rates**

Knutsford Road, Warrington; £10,750 (Rateable Value). 186, Chester Road, Warrington, WA4 6AR; £12,750 (Rateable Value). Church Street, Warrington, WA1 2SY; £14,250 (Rateable Value).

**Local Authority**

Knowsley Borough Council for site L33 7XH  
Warrington Borough Council for sites WA4 1DU, WA4 6AR, WA1 2SY

**Easements, Wayleaves, Public & Private Rights of Way**

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

**Title & Tenure**

Freehold, subject to short term tenancy agreements.

**Viewings and Enquiries:**

Viewings are strictly by appointment with the sole selling agents. For the attention of Jack Sharpe MRICS FAAV. Please call 07787 576 258 or email jack@tfazakerleyandson.co.uk to arrange a viewing.

**Method of Sale**

The Property is available for sale by private treaty.





*Property, rooted in our heritage.  
Established 1931*

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Wigan  
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