



WARGRAVE ROAD
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 9RB

£225,000
NO CHAIN



WARGRAVE ROAD, NEWTON-LE-WILLOWS, WA12 9RB

A Most Interesting Commercial Premises That Has Traded For Many Years As A Light Engineering Fabrication Firm And May Have Many Potential Alternative Uses, Subject To Planning Permission. Close to Earlestown Train Station.

The walled and gated site comprises: -

Workshop Unit: 23m x 7.2m

With fluorescent strip lighting, three phase electric supply.

Office: 3.9m x 2.1m

With fluorescent lighting, gas wall heater.

Store: 4.1m x 2m

Useful storeroom.

Garage: 8.2m x 4m

Useful external WC.

Rear lean to 4.9m x 1.3m

General Services:

All mains services are believed to be connected to the property.

Local Authority:

St Helens Borough Council

Tenure:

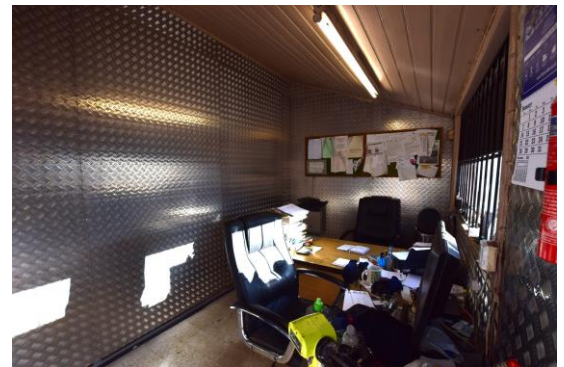
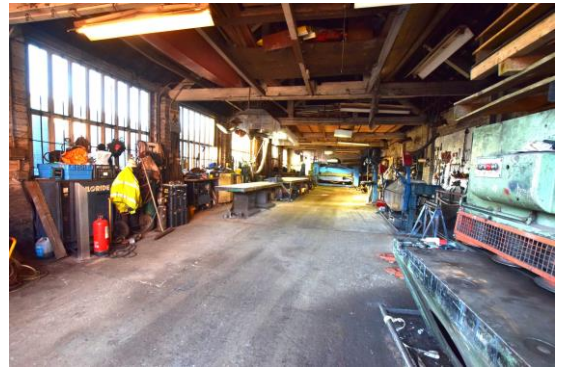
Leasehold

Wargrave Road, N-L-W



Approx. Gross Internal Floor Area 2046 sq. ft / 190.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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