MORGAN WILLIAMS.

Investment, Office

FOR SALE

15 Palmyra Square South, Warrington, WA1 1BL

Period Office INVESTMENT Building

Summary

Tenure	For Sale
Available Size	2,209 sq ft / 205.22 sq m
Price	£300,000
Rates Payable	£9,356.25 per annum
Rateable Value	£18,750
EPC Rating	E (125)

Key Points

- Heart of Cultural Quarter
- Overlooking Queens Gardens
- Fully Income Producing
- Potential for Vacant Possession
- Rare Virtual Freehold
- Tenanted Investment Opportunity
- Large Rear Garden
- Conversion Potential

Location

The property is prominently located on Palmyra Square overlooking Queens Gardens, within the upmarket leisure and food and drink sector of the Cultural Quarter.

Surrounding properties are bar/restaurants, theatres and professional organisations. The Parr Hall, Treasury Building and Pyramid Centre are along this road.

Description

We are delighted to offer for sale a three storey Listed mid terraced office building, with many distinguishing character features. The building provides cellular offices with a good standard of finish. WC and kitchen facilities are provided.

The main first floor office room is particularly appealing with views across Queens Gardens.

Close by is the Treasury Building, which has been tastefully converted into several 'high end' bars and restaurants, including San Lorenzo, Kookoo, Las Ramblas, Vandal and The Terrace, it also boasts function suites and private dining experiences.

On the assumption that vacant possession could be gained, we consider the property would be suitable for owner occupiers as offices or alternatively leisure or food and drink establishments, subject to planning, in this highly sought after location.

The current property status is Tenanted, with an established bridal wear operator business in occupancy. The current passing rent is only £18,000 per annum and there are 7 years remaining of their 10 year Lease, with an upward only rent review in April 2028.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	799	74.23
1st	757	70.33
2nd	286	26.57
Basement	367	34.10
Total	**2,209**	**205.23**

Lease

The whole property is let by way of a 10 year FR&I Lease from 6 April 2023, no breaks, with a rent review on 6 April 2028 at £18,000 per annum.

Services

All mains services are available.

Rates

Rateable Value: £18,750.

Asking Price

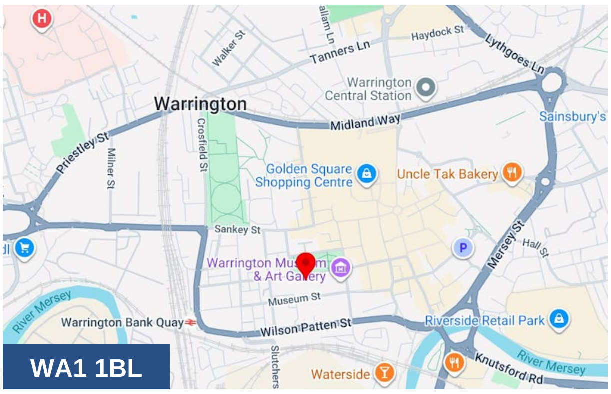
£300,000 plus VAT. TOGC may be applicable.

Tenure

The property is held Long Leasehold for a term of 845 years from 26 April 1905.

VAT

We are advised that VAT is applicable to the above sale price.



Viewing & Further Information

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