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**681 Knutsford Road, Warrington, WA4 1JY**

**Asking Price £240,000**

COMMERCIAL PROPERTY, OVER 3000 SQ FT, SET OVER TWO FLOORS, LARGE GROUND FLOOR OPEN PLAN RECEPTION AND OFFICE SPACE, TWO FURTHER FIRST FLOOR OFFICES, KITCHEN AND WASH ROOM FACILITIES, GAS CENTRAL HEATING, CENTRAL LOCATION, IDEAL INVESTMENT OPPORTUNITY, PLANNING PERMISSION GRANTED FOR CONVERSION TO THREE SEPARATE UNITS, POTENTIAL FOR RESIDENTIAL USE SUBJECT TO PLANNING PERMISSION. ORIGINAL SECTION OF BUILDING LEASEHOLD, NEWER SECTION FREEHOLD. PLEASE CONTACT FOR FURTHER DETAILS.

We are delighted to offer for purchase this excellent investment opportunity consisting of a commercial property situated in a prime location. The property has planning permission granted for conversion to three separate units and there is residential potential subject to planning permission.

The accommodation briefly comprises: Large open plan reception and office space with separate office and kitchen and washroom facilities. The first floor has a further two office areas and a second staircase from the ground floor leads to a large boarded attic area.

Occupying a central location in Latchford Village which offers a variety of shopping options, cafes and coffee shops, Stockton Heath Village's only a 15 minute walk away. The area benefits from excellent transport links to Manchester, Liverpool and London. With local bus routes to the town centre, Warrington's railway stations can be found, and local motorway systems, including the M6 and M56, which allow for easy commuting.

## OPEN PLAN RECEPTION/OFFICE SPACE



## FIRST FLOOR OFFICES



## KITCHEN AREA



## ATTIC SPACE



## GROUND FLOOR OFFICE

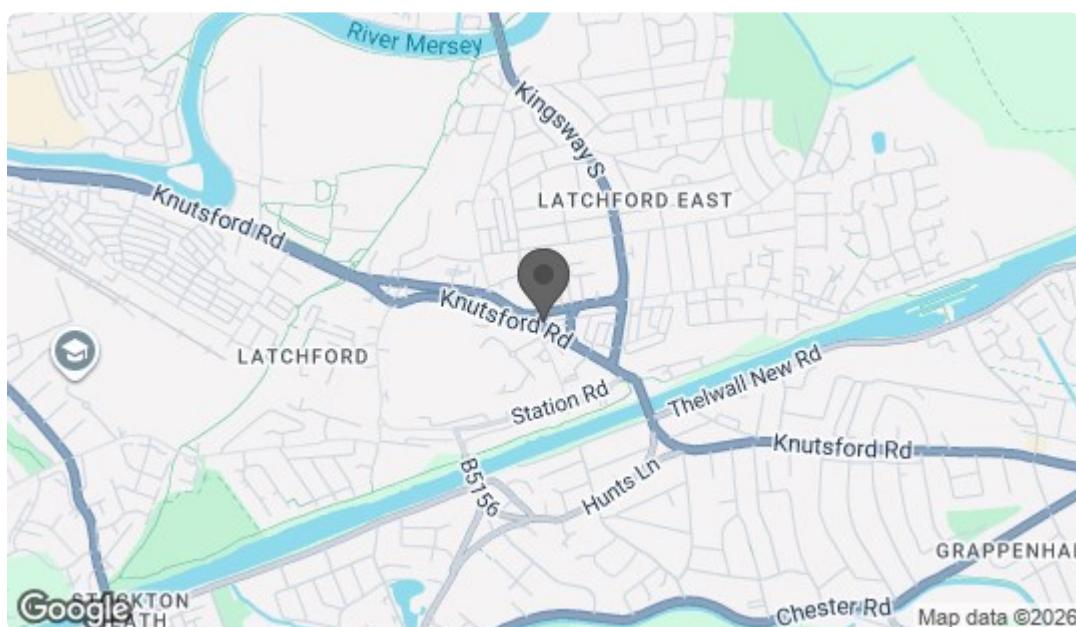


## WASH ROOM FACILITIES





Total area: approx. 301.8 sq. metres (3248.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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