

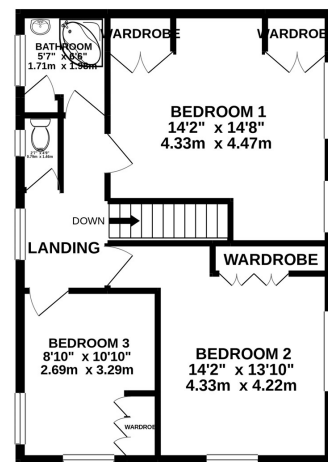
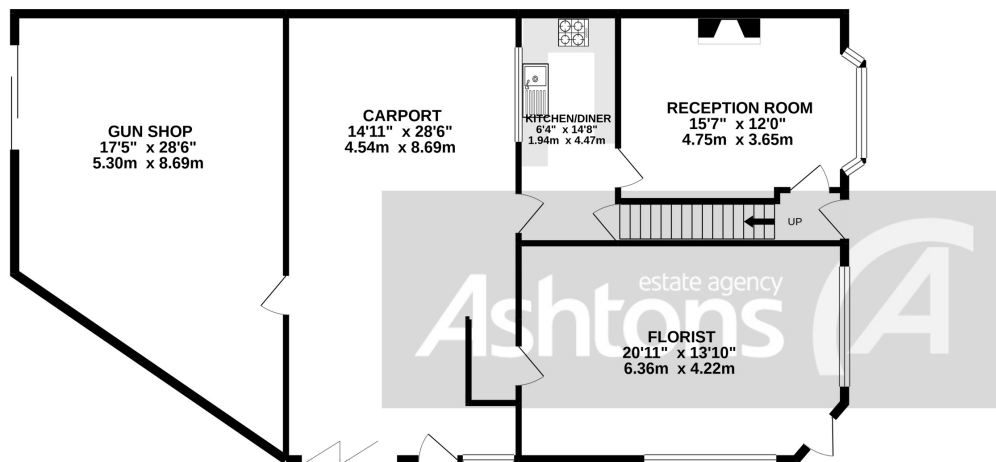


Norris Street, Warrington, Cheshire.

£225,000

Incredible Corner Position | Redevelopment Potential | Mixed Use Currently Commercial and Residential | Extension Possibilities Subject To Planning | Circa 2000 SqFt Internal floor space | Garage and Parking | No Chain | Variety Of Uses and Possibilities | Close To Town Centre |





TOTAL FLOOR AREA : 1972 sq.ft. (183.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are delighted to offer for sale this mixed-use development opportunity. Sat on a generous corner position abutting Norris Street and O Leary Street the building currently comprises two shops with parking, kitchen, storage and lock-up facilities and Three bedrooms accessed from a separate entrance which has previously been rented as individual rooms. The site has incredible potential to redevelop or even extend further subject to permissions. The corner position makes it attractive for shops and retail units being surrounded by similar businesses and with the additional income of possible rentals above, or possibly converted fully into dwellings or possible rooms to rent. There is also space to extend further to maximize the site. See the floor plan for the room dimensions and measurements. Norris Street is a fabulous position close to Warrington town centre and all its amenities it also has direct bus



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being 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 of 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 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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