

# Warrington Orford Lane Cheshire WA2 7AH

- **Freehold Car Showroom Investment**
- Situated within a busy commercial area close to The Halliwell Jones Rugby Stadium
- Local occupiers include Volvo, Ford, Vauxhall and Jaguar car dealerships amongst others
- Site area 0.39 hectares (0.96 acres)
- Rent Review 2016
- Current Rent Reserved  
**£60,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## Tenure

Freehold.

## Location

Warrington, with a population of 82,000, is strategically located in the county of Cheshire, 18 miles south-west of Manchester and 20 miles east of Liverpool. The town enjoys excellent motorway links to the M62 via Junction 9, M6 via Junction 21, and the M56 via Junction 10.

The property is situated in a prominent position at the corner of Orford Lane and Oliver Street, less than half a mile from The Halliwell Jones Stadium which is the home of the Warrington Wolves RLFC. The property is located on the southern end of Orford Lane close to the junction with the A49 which provides access to both the town centre and Warrington Central Rail Station (0.5 miles to the south), as well as Junction 9 of the M62 (7 miles to the north). Occupiers close by include Volvo, Jaguar, Ford and Lookers Vauxhall car dealerships, Majestic Wine, Johnson's Dry Cleaners, Wickes, Carpet Right, HSS, Tesco and a variety of trade uses.

## Description

The property is arranged on ground floor to provide a car showroom unit together with associated service areas and car park. The property has an approximate site area of 0.39 hectares (0.96 acres).

The property provides the following accommodation and dimensions:  
**Ground Floor (GIA) 601.15 sq m (6,470 sq ft)**

## Tenancy

The entire property is at present let to JOHN STUART MOTOR COMPANY LTD t/a Warrington Car Superstore for a term of 10 years from 19th September 2011 at a current rent of £60,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a lessee's option to determine in the fifth year.

## Tenant Information

Website Address: [www.johnstuartmotorco.com](http://www.johnstuartmotorco.com)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

EPC Rating 84 Band D (Copy available on website).

## Auctioneer's Note

Warrington Council has recently approved an outline plan for the £190m regeneration of the adjacent Stadium Quarter.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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