



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, the M6 via Junction 21, and the M56 via Junction 10.
The property is situated on the southern fringe of the town centre at the junction of Bridge Street, Wilson Patten Street (A5061) and Barbold Street immediately to the west of the roundabout junction of the A49 and A50 and is serviced via Arpley Road.

Description
The property is arranged on ground and two upper floors to provide a former 1,700 guest capacity nightclub which was originally built as a theatre and subsequently extended, part of the original theatre is not fitted out. The southern part of the property comprises a surfaced pay-and-display car park providing approximately 100 spaces.

The property provides the following gross internal area accommodation and dimensions:

Ground Floor Nightclub	1,735 sq m	(18,675 sq ft)
First Floor Theatre	506 sq m	(5,446 sq ft)
First Floor Offices	64 sq m	(686 sq ft)
First Floor Storage (not measured)		
Second Floor Storage (not measured)		
Total	2,305 sq m	(24,807 sq ft)
Site Area	0.58 Hectares	(1.43 Acres)
NB. Not inspected by Allsop.		

Rateable Value
2010 Rating List Club and Premises £199,000.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 47 Warrington.**

Warrington

The Former Halo Nightclub (and land adjoining) Wilson Patten Street Cheshire WA1 1HN

- **Freehold Vacant Former Nightclub and Car Park**
- Comprising 2,305 sq m (24,807 sq ft)
- 0.58 hectare (1.43 acre) site
- Includes 100 space pay-and-display car park

Full Vacant Possession upon completion

SIX WEEK COMPLETION AVAILABLE

