

# For Sale

ON BEHALF OF THE ADMINISTRATORS

LANDWOOD  
GROUP



2 Cinnamon Lane, Warrington, WA2 0BD

## Self-contained office

- Ground & first floor offices
- Freehold
- Off road parking
- Close proximity to M6 and M62
- Suitable for a variety of uses subject to planning

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## Location

The property is situated at the junction of Cinnamon Lane and Fearnhead Lane/Insall Lane which is 2.5 miles northeast of Warrington. The surrounding area is predominantly residential with local amenities close by.

The property is well located in terms of transportation links, with Junction 21 of the M6 motorway located 2.5 miles southeast, and Junction 9 of the M62 motorway 3 miles northwest. The closest railway station is Padgate which is 0.5 miles south of the property.

## Description

The property comprises a two storey, semi-detached office building benefitting from off-road parking.

Internally the ground floor provides a reception area, office, kitchenette and disabled WC. To the first floor there is a meeting room, a further two offices, and a WC/shower room.

Externally, the property fronts the pavement and there is a small area of off-road parking to the rear.

## Accommodation

Approximate gross floor areas are as follows:

|               |                         |
|---------------|-------------------------|
| Ground Floor: | 958 sqft (88.95 sqm)    |
| First Floor:  | 780 sqft (72.5 sqm)     |
| Total:        | 1,738 sqft (161.45 sqm) |

\*Parties are advised to take their own measurements.

## Tenure Information

The premises are held freehold under title no. CH584069.

## Tenancies

Available with vacant possession.

## Business Rates

Enquires have been made through the Valuation Office Agency Website which confirmed the property has a rateable value of £5,700.

## Planning

The current permitted use is for a bank, which falls under Use Class E(c)(i). Parties are responsible for making their own planning enquiries with Warrington Borough Council: <https://www.warrington.gov.uk/>.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

£175,000 exclusive.

## EPC

The property has an EPC rating of D.

## Viewings

Strictly by appointment.

