

# PRELIMINARY ANNOUNCEMENT

**FOR SALE** Upon instructions of the Joint Fixed Charge Receivers

TO BE SOLD ON AN INDIVIDUAL BASIS - A SELECTION OF LAND, PROPERTY AND CAR PARK ASSETS

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## PROPERTY LIST AND SUMMARY

Property Address	Description
The Causeway Pub, 233 Wilderspool Causeway, Warrington, WA4 6QE	The property comprises a vacant public house with adjoining car park, on a site extending to approximately 0.138 ha (0.341 acres), situated on the corner of Wilderspool Causeway and Causeway Avenue, in a suburban mixed use area, approximately 1 mile south of Warrington town centre.
55 Higher Road, Urmston, M41 4UR	The property comprises a former Council vehicle depot.  The building extends to approximately 20,000 sq. ft on a site of 0.413 ha (1.019 acres) allocated for residential development.
St Mary's Presbytery, Park Street, Swinton, M27 4UR	The property is the site of the former St Mary's Church, that has been demolished to provide a cleared site extending to approximately 0.283 ha (0.699 acres).
Freehold land lying to the south side of Willows Road, Salford, M5 5FQ	The property is a site held for development, upon which there is a semi-derelict two storey brick building, with the site extending to approximately 0.138 ha (0.341 acres).
Former St Boniface Church, Boniface Road, Salford, M7 2GE	The property is the site of a former Chapel that was demolished over 10 years ago and the site has been held for development. There is a derelict single storey building on the site which we understand was the youth centre.  The site extends to approximately 0.381 ha (0.942 acres).
Land & Buildings, 374 Netherfield Road North, Liverpool, L5 0RQ	The property is the site of a former bank, that is vacant, together with an adjacent plot of land. The site is broadly rectangular in shape and extends to approximately 0.161 hectares (0.398 acres).

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Property Address	Description
Former Harry Fairclough Site, Howley Tannery, Howley Lane, Warrington WA1 2DN	The property comprise a site that extends to approximately 0.570 hectares (1.409 acres). Currently on the front portion of the site is a vacant two storey office building.
Land at Wellfield Street, Warrington, WA5 1PL	The property comprises an open car park with approximately 60 marked spaces and the site extends to approximately 0.155 hectares (0.384 acres). The surface is tarmaced and entry is controlled by a simple rising manual arm barrier. It is currently occupied by the NHS paying a rent of £45,000.
Enterprise House, Wilson Patten Street, Warrington, WA1 1LL	<p>Surfaced car park with circa 59 spaces. ANPR operated and located adjacent to the main entrance of Warrington Bank Quay railway station around 100m from the entrance to the station.</p> <p>There is a lease in place to CCP (NW) Ltd until May 2026 at a rent of £90,000 p.a.</p> <p>The existing planning consent is limited to long stay parking only.</p>
Land and Buildings, Parker Street, Warrington, WA1 1LT	Detached retail warehouse, occupied by Poundstretcher who have been served notice to leave by 14th may 2025. The unit has a footplate of approximately 19,000 sq ft, with an eaves height of approx. 5.9 m and is constructed on a site extending to approximately 1.41 acres. There are 46 marked parking spaces to the front of the unit and 28 to the side.
348, 350, 350a Wilderspool Causeway, Warrington, WA4 6QP	Detached four bay, two storey retail warehouse positioned on a retail parade within a mixed use suburban area. Total accommodation extends to circa 13,800sq.ft. GIA. There is a large car park to the rear of the property and the total site area extends to circa half an acre.
19 & 21 Chadwick Street, Bolton BL2 1JN	Two adjoining edwardian semi detached houses currently let to Serco.
Hilton Road Hospital Car Park, Hilton Road, Stoke-On-Trent (ST4 6RR)	Car park extending to circa 1.76 acres with 246 marked bays. Income to be confirmed.

## FURTHER INFORMATION

To register your interest to receive further details please get in touch.

## PRICES

Quoting prices to be confirmed.

## VIEWINGS

Strictly by appointment.

## CONTACT US TO ENQUIRE



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