

FOR SALE Upon instructions of the Joint Fixed Charge Receivers

LANDWOOD
GROUP

The Causeway Pub, Wilderspool Way, Warrington, WA4 6QE

- Vacant Public House with adjoining car park
- Positioned on a site of 0.34 acres
- Located circa 1 mile from Warrington Town Centre
- Refurbishment required throughout
- Development potential subject to planning

CONTACTS

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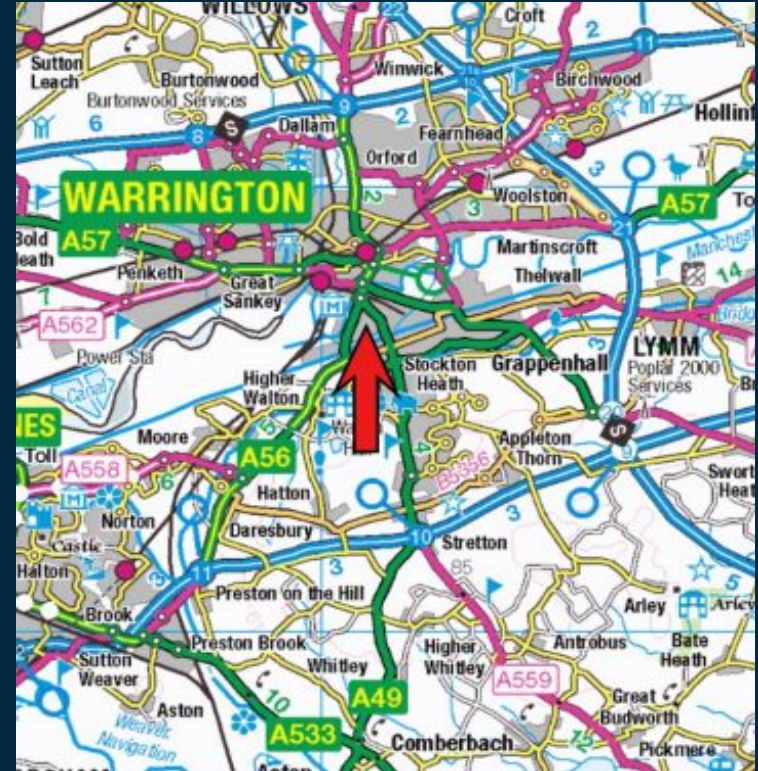


LOCATION

The property is located around 1 mile from Warrington town centre, within a mixed use suburban area with high density residential housing in the vicinity.

It occupies a prominent corner position with frontage to Wilderspool Causeway, which is one of the main routes into Warrington from the neighbouring town of Stockton Heath.

The area is identified as the 'southern gateway' in the Warrington town centre master plan and a new residential community is proposed along Wilderspool Causeway.



The Causeway Pub, 233 Wilderspool Causeway,
Warrington, WA4 6QE

DESCRIPTION

The property is a detached former public house which is now vacant and no longer trading. We understand the business has not traded since June 2022 and the interior of the property requires comprehensive refurbishment throughout. We understand the property extends to circa 546m².

PLANNING

Development potential subject to planning but all parties are advised to make their own enquiries with Warrington Council:

<https://www.warrington.gov.uk/search?keyword=planning+applications>



PHOTOGRAPHS



TENURE INFORMATION

Freehold title number CH444373.

RATEABLE VALUE

The property is assessed as a Public House and Premises at a Rateable Value of £5,000.

EPC

The EPC rating is C.

PRICE

Offers invited.

VAT

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

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE



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