

For Sale - **Reduced Price**

Industrial/Workshop Premises



**UNIT 3 PICKERINGS ROAD, HALEBANK, WIDNES,
WA8 8XW**

- 5m Working Height In Main Workshop
- Open Forecourt Frontage For Access & Parking
- Popular Mixed Use Industrial Estate

Location

Halebank Industrial Estate is an established industrial park located on the western fringe of Widnes. Halebank has convenient access to the A562, the main arterial road to Liverpool (13 miles) and the John Lennon International Airport (5 miles). Both the M62 and M56 Motorways are approximately 5 miles distant.

Description

A mid-terraced workshop unit of traditional brick wall construction under a pitched roof with translucent lights.

There are two roller shutter loading doors to the front elevation and a small concrete forecourt parking area at the front of the building.

Office accommodation is to the front of the building at first floor level, with toilet and kitchen facilities.

There is a small section of mezzanine storage space adjacent to the offices.

Internally the main workshop has a height to eaves of 5 metres and an open plan working area.

It is currently a vehicle repair workshop occupied by the owner and vacant possession will be given on completion.

Accommodation

Net Internal Area.

Ground Floor	289.90 m ²	3,120 ft ²
First Floor	77.05 m ²	829 ft ²
Total	366.95 m²	3,948 ft²

Services

Mains electricity, water and drainage are connected.

Rating

Rateable Value: £12,750.

Sale Price

Newly reduced price of £175,000.

VAT

The Vendor has informed us that VAT will not be payable on the property, although this will be confirmed in the legal pack at the point of sale.

Tenure

We understand that the property is held Freehold.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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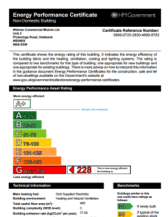
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SUBJECT TO CONTRACT

EPC Score Band G-228



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.