

For Sale / To Let



Stockton Heath

54-56 London Road, Warrington, WA4 6HN

Rare freehold opportunity with vacant possession in a
much sought after location
Redevelopment Potential
Offers in Excess of £550,000

Location & Description:

- Formerly Betfred bookmakers, the property fronts the A49 London Road in Stockton Heath village close to the entrance to The Forge Shopping Precinct, which leads to Marks & Spencer and the main village car park.
- Nearby occupiers include Starbucks, Clarks, Coffee House, Olive Tree and Subway.
- This is a rare opportunity to acquire a freehold property with vacant possession in the heart of Stockton Heath village.
- The ground floor sales area is largely open plan with a lean to at the rear which could be reconfigured/redeveloped to increase the size of the ground floor sales area (STP).
- The staircase to the first floor has been removed and could be reinstated or repositioned internally or externally to provide access for storage or a self-contained flat/office at first floor (STP).

Demise:

Ground Floor Sales 1,151 sq ft (106.90 sq m)
Ground Floor Lean To 51 sq ft (4.74 sq m)
Ground Floor WC
First Floor - not measured - ladder access only.

The advertising hoarding and rear outbuilding belong to a third party and are not included in the demise.

Tenure:

Freehold with vacant possession.

Alternatively, the premises are available by way of a new FRI lease for a minimum 10 year term, subject to an upwards only rent review at the end of the 5th year.

Price/Rent:

Offers in excess of £550,000/£45,000 per annum exclusive of building insurance, business rates and all other outgoings.

Planning:

We understand the property has planning for sui generis use as a betting office. Interested parties are advised to make their own enquiries with the Local Authority.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

We have been informed by our client that the property is not elected for VAT. Interested parties are advised to make their own enquiries.

Rating Assessment:

Rateable Value (April 2026) £47,500. Interested parties are advised to contact the local business rates department.

Date Prepared:

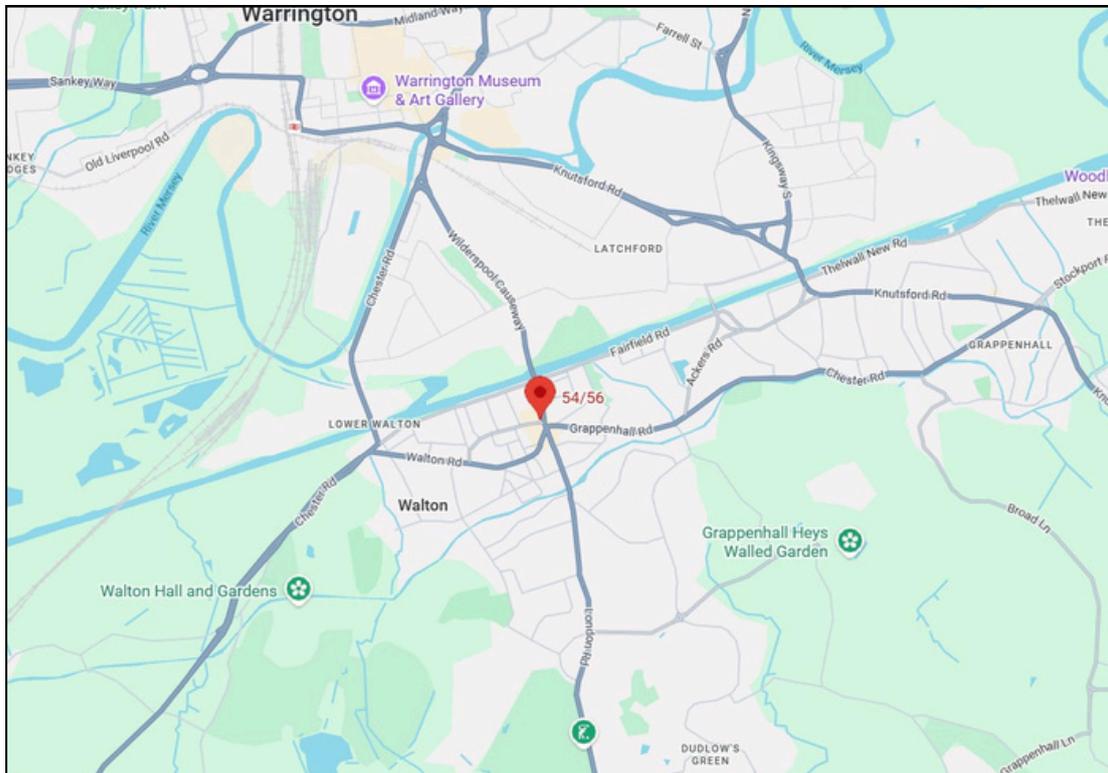
March 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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