

For Sale



Warrington

137 Padgate Lane, WA1 3SF

Ground Floor: 1,169 sq ft (108.6 sq m)

Price: Offers in the Region of £210,000

Location & Description:

- Padgate Lane is a popular suburban and predominantly residential area approximately 2 miles east of Warrington Town Centre.
- The subject property occupies a prominent corner position on the crossroads of Padgate Lane, King Edward Street and Connacht Avenue.
- The property would suit a variety of uses, is highly visible with strong return frontage.
- Nearby occupiers include Waterfield's Bakery, King & Queen Pub and Ashtons Estate Agency.
- The first-floor apartment is known as 137A Padgate Lane and consists of a 1 bed apartment with separate, direct access from Padgate Lane. The apartment is currently let on an AST at a rent of £8,000 pa.

Demise:137 Padgate Lane:

Ground Floor - 1169 sq ft (80.6 sq m)

137a Padgate Lane (Residential Apartment):

First Floor - not measured

Tenure:

A long leasehold for a period of 995 years from 01/11/1902 at a rent of £24 pax.

Price:

Offers in the region of £210,000.

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:

Energy Performance Rating Assessment - D.

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) £13,000

Interested parties are advised to contact the local business rates department.

Date Prepared:

September 2026

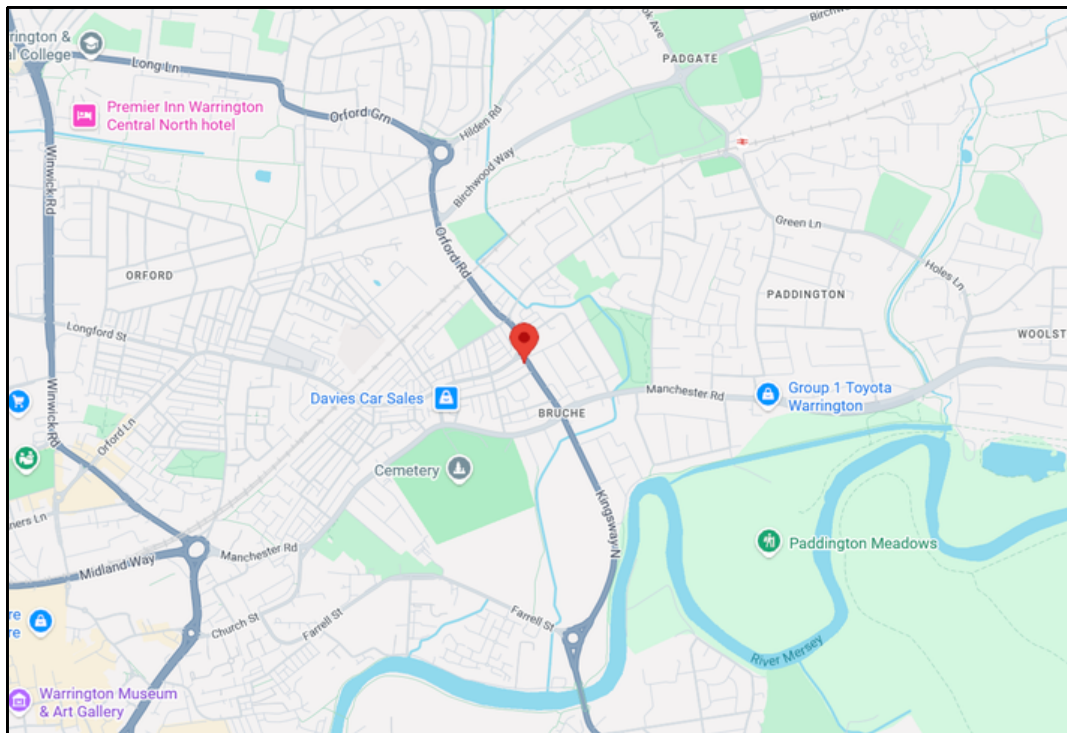
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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