



For Sale

Land at Wilson Patten Street,
Warrington, WA1 1PS

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Freehold Land Opportunity

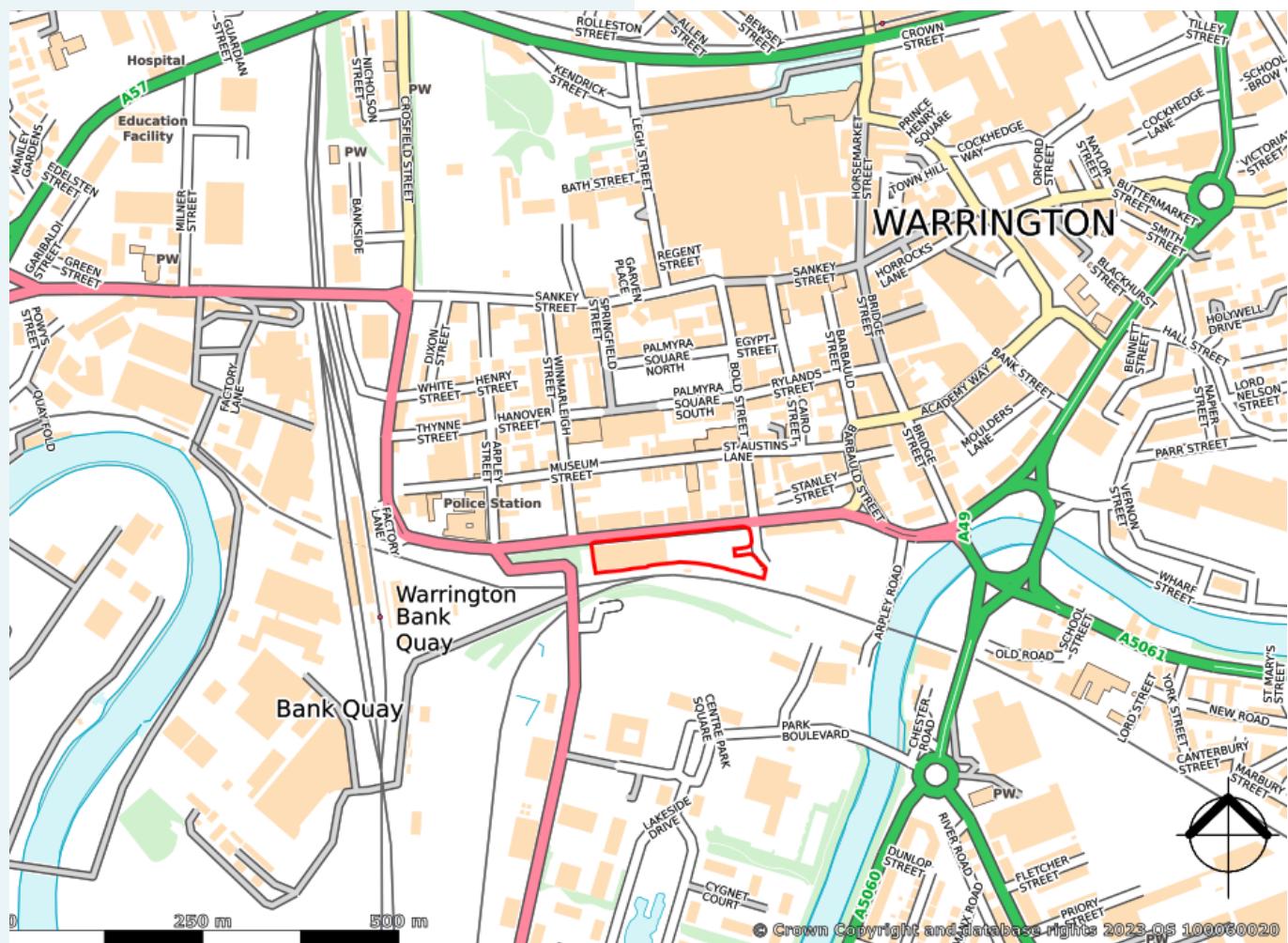
- The subject property comprises a prominent parcel of land extending to 2.38 acres / 0.96 hectares.
- The site is located in a prominent position in Warrington town centre, one of the most economically successful towns in the UK and one of the North West's most populous conurbations.
- The property is currently subject to a long leasehold interest at a peppercorn rent to Land and Estates Commercial Properties Limited for a term of 125 years from 25th December 1979, thereby with circa 75 Years remaining.
- We are instructed to seek offers in excess of £3.75 Million.

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract;
- b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
- c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property;
- d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

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Location

- The site sits within an area designated by Warrington Borough Council for major redevelopment and regeneration in the coming years, to include new commercial and residential uses.
- Current uses within the location include single-family and multi-family residential, office, retail warehouse, roadside and solus properties.
- Warrington Bank Quay Station, which is the main transport hub for the town and which will form part of the HS2 network, is located 150 metres to the West.



Maps are indicative – please refer to the title plan to determine the extent of the demise

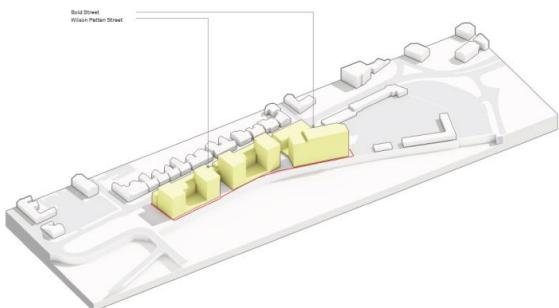
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Investment Rationale

- The opportunity to acquire a prominent parcel of land in one of the North West's most populous and successful town centres.
- Engage with the existing long leaseholder to re-gear or extend the existing long lease currently in place.
- Negotiate with the current long leaseholder to achieve vacant possession for the site, enabling redevelopment for a range of commercial or residential uses (subject to planning).
- The freehold benefits from an unrestricted use.



Indicative Massing Study (Residential Development)

Tenure

- Freehold.

Description

- The site comprises a prominent parcel of land extending to 2.41 acres or 0.98 hectares.
- The site is currently occupied by a single-let retail warehouse property with a separate car park area.
- Go Outdoors operate from the retail warehouse. Go Outdoors are part of JD Sports Fashion PLC.
- Land and Estates Commercial Properties Limited hold the long leasehold interest at a peppercorn rent for a term of 125 years from 25th December 1979, with circa 75 years remaining.
- The freehold interest benefits from an unrestricted use (subject to planning), whilst the long leasehold interest has a restriction on food retailing.

Offers

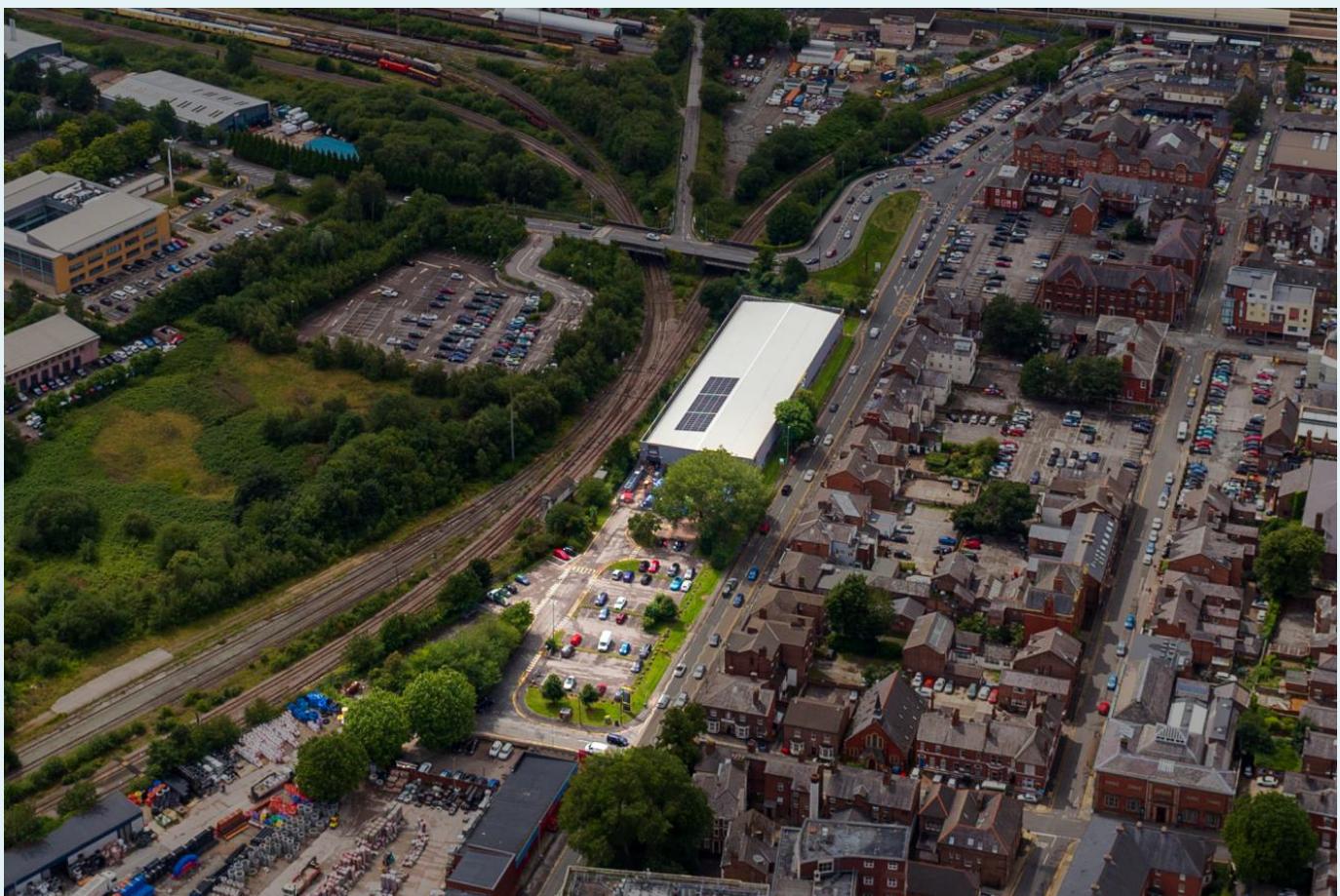
- We are instructed to seek offers in excess of £3.75 Million.
- All offers to be submitted in written form and by a date to be confirmed separately.
- The vendor does not undertake to accept the highest or indeed any offer.

Anti-Money Laundering Regulations

- In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of source of funding will be required from the successful purchaser prior to instructing solicitors.

Costs

- Each party is to be responsible for its own legal and surveyors fees incurred in relation to this transaction.



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Site Location

1) Wilson Patten Street
3) Palmyra Square Conservation Area

2) Slutchers lane
4) Railway



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