

LOT  
**61**

4 Market Gate, Warrington WA1 2LJ

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment property comprising a ground floor retail unit and basement space benefitting from double glazing. The property is currently occupied by way of a 5 year lease from November 2022 producing a rental income of £20,000 per annum.

### Situated

In the pedestrianised area of Warrington town centre on Market Gate just off Horsemarket, Buttermarket and Bridge Street within walking distance of Golden Square Shopping Centre.

### Basement

Ancillary Space (478 sq ft)

### Joint Agent

Mason Owen

**mason  
owen**

### Ground Floor

Shop Floor Sales Area, Kitchen,  
Bathroom/WC (604 sq ft)

### EPC Rating

E

### VAT

We are advised VAT is applicable  
on this property

