

**FOR SALE**  
**WESTON HOUSE WORKSHOPS**  
**BANKES LANE**  
**WESTON VILLAGE**  
**RUNCORN**  
**WA7 4LN**



**A RARE FREEHOLD OPPORTUNITY**  
**2,218 SQ FT**

## Location

The premises are situated in Weston Village which is accessible from the Weston Point Expressway which offers a quick route to junction 12 of the M56. The opening of the new Mersey gateway bridge has made the location better positioned for Liverpool John Lennon Airport and Runcorn intercity railway station is a short car drive away.

## Description

A brick built workshop unit arranged on ground and some upper floor area, under a pitched slated roof. The unit has three a three phase power supply and would be suitable for a variety of different uses.

Splitting easily into five small units this would make a great opportunity to let as individual units or combined to create larger areas:-



Unit 1 - 281 sq ft

Unit 2 - 352 sq ft

Unit 3 - 384 sq ft

Unit 4 - 580 sq ft

Unit 5 - 621 sq ft

There is a shared driveway and additional parking could be created at the entrance to the site.

## Asking price

Offers are invited over £125,000 – VAT may be applicable

## Services

Electricity but no water is connected to the property

## Legal costs

Each party to bear their own costs

## Viewing

Please call Jane Marshall on 01925 205060 for an appointment to view